

Application ref: 2018/4899/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 12 February 2019

Development Management
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FT Architects Ltd
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WC1H 9BB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

23-24 Montague Street
London
WC1B 5BH

Proposal: Details required by Conditions 4 (cycle storage area for 6x cycles) and 5 (Building Regulations Part M4 (2)) granted under reference 2016/7061/P dated 15/01/2018 (Change of use from hotel (Class C1) to 6x flats (Class C3) and replacement windows to front elevation).

Drawing Nos: Condition 4 - 333_10_01 dated 10.18 and Condition 5 - Building Regulations Part M4(2) Assessment

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission.

With regard to condition 4, the submission indicates an area for at least 6 cycles within a basement floor levels (vaults) secure and covered storage facility. The details are considered appropriate in terms of size, access and location, given the constraints of the building and therefore are acceptable.

With regard to condition 5, the development has been designed so far as

practical in accordance with the Building Regulations Part M4 (2).

As such, the proposed development is in general accordance with policies T1 and H6 of the London Borough of Camden Local Plan 2017.

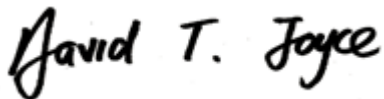
- 2 You are advised that all conditions relating to planning permission 2016/7061/P granted on 15/01/2018, which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning