

Application ref: 2018/5724/L
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Montagu Evans LLP
5 Bolton Street London
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1 and 1A Montague Street
London
WC1B 5BH**

Proposal: Installation of two external boiler flues to the southern side elevation of no. 1A and plant enclosure in the rear garden and associated internal works connected to the installation of the boiler flues all in association with the existing office buildings.

Drawing Nos: (00)AP001 rev B; (41)AD003 rev C; (41)AD005; (15)AP001 rev E; (15)AP002 rev E; (15)AP007 rev E; (15)AE003 rev E; (18)AE003 rev A; (18)AP001 rev C; (18)AP002 rev D; (18)AP007 rev B; (26)AE003 rev B; (26)AP001 rev B; (26)AP002 rev B; (26)AP007 rev B; Covering letter from Montague Evans dated 23 October 2018; Listed Building and Application Report prepared by BDP dated October 2018

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (00)AP001 rev B; (41)AD003 rev C; (41)AD005; (15)AP001 rev E; (15)AP002 rev E; (15)AP007 rev E; (15)AE003 rev E; (18)AE003 rev A; (18)AP001 rev C; (18)AP002 rev D; (18)AP007 rev B; (26)AE003 rev B; (26)AP001 rev B; (26)AP002 rev B; (26)AP007 rev B; Covering letter from Montague Evans dated 23 October 2018; Listed Building and Application Report prepared by BDP dated October 2018.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The new boiler flues hereby approved shall be painted matt black and shall be maintained and retained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent

The 5.9m high boiler flue on the southern side elevation of no. 1A would be set back from the front elevation of the building by between 1.3m and 2.13m. The flue would be partially visible from the eastern side of Montague Street and from views between the application site and the White Wing of the British Museum. In order to reduce the visual impact of the boiler flue on the side elevation of the historic building the applicant has agreed to paint it black to match the existing external pipework which will be secured by condition. The proposed boiler flue on the southern side elevation of no. 1A would replace an existing boiler flue in a similar location. The flue would not involve any impact on historic fabric as the new pipework would be contained within the existing basement plant room. Taking into consideration the above, it is not considered to have a detrimental impact on the special interest of the listed building.

The 5.5m high boiler flue to the rear of 1 Montague would be partially contained within the plant area enclosure in the garden located approximately 2.5m from the rear elevation of no. 1. Although tall, the need for the flue to be this height is recognised. The siting of pipework in the rear gardens of no. 1 would not compromise the setting of the listed buildings.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Please be advised that the internal works hereby approved relate only to the necessary works connected to the installation of the boiler flues and do not cover any other internal works.

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 2019.

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, appearing to read 'DPope', is written over a light grey grid background.

Daniel Pope
Chief Planning Officer