

Application ref: 2018/5140/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 2 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Montagu Evans LLP
5 Bolton Street London
W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

1 and 1A Montague Street London 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 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 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: For the avoidance of doubt and in the interest of proper planning.

- 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

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. It would project 500mm above the side boundary wall fronting onto Montague Street. The boiler 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 from the street the applicant has agreed to paint it black to match the existing external pipework and this would be secured by condition. Taking into consideration the above, it would not be considered detrimental to the character and appearance of the building and would preserve the character of the Bloomsbury conservation area.

The 5.5m 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. It would not be visible from any public vantage point with only private views from the garden of the White Hall Hotel that bounds the application site to the north. The boiler flue would not be considered harmful to the character or appearance of the building or the conservation area.

The proposal would not have an adverse impact on the amenity of neighbouring occupiers in terms of daylight, sunlight, outlook, privacy or noise.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1, and 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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