
From: [REDACTED]
Sent: 27 May 2019 10:31
To: Diver, John; Planning
Subject: Re: The Montague Hotel - Rear glazed addition - Planning reference 2018/3944/P and listed building ref 2018/4724/L
Attachments: Screen Shot 2019-05-15 at 17.23.14.png; Screen Shot 2019-05-15 at 17.23.24.png

Good morning John

We note the comments of the Bloomsbury Conservation Area Committee, dated 4th March 2019. The new proposed enclosure is proposed with a glass roof which could be adapted to include Victorian era appearance with mullions like those shown in the attached images. Would the Committee consider these amendments to appearance as more appropriate?

The 'Bloomsbury Conservation Area Appraisal and Management Strategy, Adopted 18 April 2011' does mention the use of sash windows in the area as follows:

'3.29 The terraced townhouses have a number of characteristic details in their design including the repeated pattern of windows, reducing in height from the first floor upwards signifying their reducing significance, with properties generally being three windows across. In key locations the elevations were designed as unified compositions to give a grander, palatial scale, such as the terrace on the east side of Mecklenburgh Square. Windows are mainly sliding sashes, which range from the earliest examples set close to the face of the building and with thicker glazing bars, as are found in houses in Great James Street, to the more delicate division and recessed sashes of the late Georgian and Regency periods of which there are numerous examples.'

The side enclosure of the proposed new enclosure is to feature the modern form of sash windows that provide better insulation and wider spans without mullions. Also in the Management Strategy there is a summary of how the area has developed and evolved as follows:

'3.5 The area has continued to evolve and change with more recent developments from the later 20th century and the early 21st century, , with some examples of national or even international architectural significance.'

The proposed new enclosure retains the cornicing details of the existing two projecting orangeries and would incorporate modern sash windows along the external elevation and a roof which is currently proposed as glazed to give light to the enclosure. We can adapt the glass roof to have a more historical appearance as per the attached images or offer a solid roof if this would be acceptable. Please pass these comments to the Committee and feedback their response.

Please do contact me with any queries.

Best regards

[REDACTED]
[REDACTED]
[REDACTED]

On Tue, May 14, 2019 at 4:38 PM [REDACTED] wrote:
Hello John

I hope you are well and able to assist with an update on the planning application references as below:

Planning reference 2018/3944/P and listed building ref 2018/4724/L

Can you confirm what the situation is? Where in the process we are? i.e. nearing a decision / facing reservations from other parties / awaiting additional information (if so what?)

I'd really appreciate a response as I am not getting any call backs to messages left with your colleagues who also refuse to answer any of my questions. We and our client would simply like to have an idea of progress and if there is anything we can do to help this come to a conclusion.

Best regards

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Fri, Apr 26, 2019 at 9:05 AM
Subject: Fwd: The Montague Hotel - Rear glazed addition.
To: Diver, John <john.diver@camden.gov.uk>

Good morning John

I am hoping you can please give an update on this application? Where it is in terms of progress and if there are any issues we can be of assistance with. It has been some time since this application began and I have been unable to reach you on the phone despite repeated calls and messages left with your colleagues. I don't wish to be a difficult customer and appreciate things take time but it would be beneficial to have an explanation as to why this seems to be taking so long that we can give to our client, and even better if we had a timescale. Many thanks in advance for your assistance.

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Mon, Mar 4, 2019 at 8:46 AM
Subject: Fwd: The Montague Hotel - Rear glazed addition.
To: Diver, John <john.diver@camden.gov.uk>

Good morning John

We are becoming gravely concerned that we still have no confirmation of the validation of the planning application as referenced in the below email trail. I have tried searching for an update on the Camden website but it tells me the search option is not working and contacting the office yields no answers. Can you please confirm the status of this application? I am certain you are busy and do not wish to be difficult

but an update and estimated time line would be greatly appreciated by us and our client. Thank you for your assistance.

Best regards

[Redacted]
[Redacted]
[Redacted]

----- Forwarded message -----

From: [Redacted]
Date: Tue, Feb 19, 2019 at 10:58 AM
Subject: Fwd: The Montague Hotel - Rear glazed addition.
To: Diver, John <john.diver@camden.gov.uk>, <planning@camden.gov.uk>

Morning John

Sorry to bother you again. I am aware you've been away. Could you or one of your colleagues please confirm the status of this application? Our client who instructed us to make the application is anxious to know when a decision might be expected and I'd be grateful if I could give them an update of some kind. Many thanks in advance for your assistance.

Best regards

[Redacted]
[Redacted]
[Redacted]

----- Forwarded message -----

From: [Redacted]
Date: Wed, Feb 6, 2019 at 4:09 PM
Subject: Fwd: The Montague Hotel - Rear glazed addition.
To: Diver, John <john.diver@camden.gov.uk>, <planning@camden.gov.uk>

Good afternoon John

Hope you are well. Just wanted to check for an update on the planning application 'PP-07127715' and to see if you now have everything you need? Please let me know if you need anything or if this application will soon be validated?

Best regards

[Redacted]
[Redacted]
[Redacted]

----- Forwarded message -----

From: [REDACTED]
Date: Wed, Jan 16, 2019 at 3:35 PM
Subject: Fwd: The Montague Hotel - Rear glazed addition.
To: Diver, John <john.diver@camden.gov.uk>

Good afternoon

Please can you confirm receipt of the noise assessment for our application 'PP-07127715' and whether this application is now valid? Many thanks in advance.

Best regards

[REDACTED]
[REDACTED]
[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Mon, Jan 7, 2019 at 2:53 PM
Subject: Re: The Montague Hotel - Rear glazed addition.
To: Diver, John <John.Diver@camden.gov.uk>

Hi John

Happy New Year.

Apologies, please find completed noise assessment attached. I trust this will be sufficient to validate our application. Please contact me if any additional information is required?

Best regards

[REDACTED]
[REDACTED]
[REDACTED]

On Fri, Dec 14, 2018 at 10:53 AM Diver, John <John.Diver@camden.gov.uk> wrote:

Dear Daniel,

As you had confirmed that the proposed development includes the installation of additional plant equipment, a noise impact assessment is required before we can validate your application. I advised you of this within my letter sent on the 05/10/18, please see point 4 (reattached for ease). In your email of the 28.11.18 you advised that an NIA had been commissioned and that

you would send me a copy once produced. Has this now happened? If so please send me a copy and I can continue to validate the application. The information that you have provided on the 28th was the manufacturers specification for the proposed equipment only and does not include any formal assessment in line with BRE standards or consideration of existing background levels / resulting impacts from the additional noise sources.

You can read our guidance webpage about NIA's on our website [here](#) if you require further information.

Regards,

John Diver
Senior Planner
Development Management
Supporting Communities
London Borough of Camden

Telephone: 02079746368
Web: camden.gov.uk

2nd Floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: [REDACTED]
Sent: 14 December 2018 10:27
To: Diver, John <John.Diver@camden.gov.uk>
Subject: Re: The Montague Hotel - Rear glazed addition.

Good morning John

Just a quick email to see if everything is in order for our application 'PP-07127715'? Do you have everything you require? Is everything validated? Do you have an estimated decision date? Many thanks in advance.

Best regards

[REDACTED]
[REDACTED]

[REDACTED]

On Wed, Nov 28, 2018 at 3:25 PM Daniel Bevis <[REDACTED]>

Good afternoon John

Please find attached a drawing showing the proposed location for the external air conditioning units at the Montague Hotel along with technical information about the proposed units.

We are arranging a noise assessment and will send details when complete. In the meantime please do contact me if you have any further questions relating to this application or require any further information.

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

On Fri, Oct 19, 2018 at 3:37 PM Diver, John <John.Diver@camden.gov.uk> wrote:

Hi Daniel,

Thanks for the additional info and confirmations.

We still need to see the location of existing windows and doors to be shown the on plans to accept them. At present your existing / proposed GF plan has very little detail. Can you please add this detail to the plans and, if a detailed survey has not taken place, accompany this with a photo schedule of the affects areas (i.e. the areas shown on the marked up extract attached) and an explanation of how much, if any, of the existing fabric / openings would be altered or removed as part of the works? For listed buildings we have a legal requirement to preserve their special interest and these features could contribute towards this (e.g. original rear fenestration). As you are now proposing a permanent extension to the hotel (rather than the retractable canopy previously approved), we need this information in order to complete our assessment.

Furthermore, if additional AC units now form part of the proposal then we would require a Noise Impact Assessment to be submitted upfront as outlined in point 4 of the invalid letter. This would need to have been completed in line with BS standards and to demonstrate that

the noise emissions from the additional / existing plant remain within the Council's adopted noise thresholds. You can see our website [here](#) for further information. You will therefore need to instruct an acoustic consultant to produce such a report, if the AC units are to form part of this application. Alternatively you could just remove them from this application so that we can deal with the extension and then submit a separate PP for the AC units at a later date?

Please let me know how you wish to proceed.

Regards,

John Diver
Senior Planner
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Supporting Communities
London Borough of Camden

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Please consider the environment before printing this email.

From: Daniel Bevis <daniel.bevis@breezefree.com>
Sent: 19 October 2018 09:09
To: Diver, John <John.Diver@camden.gov.uk>
Subject: Re: The Montague Hotel - Rear glazed addition

Good morning John

Please find attached our revised design and access statement to include the air conditioning unit. If you have any queries please do not hesitate to contact me.

Best regards

Dan Bevis | Senior Project Manager

T: +44 (0)20 8877 3030 | W: breezefree.com

Unit 7, Mitcham Industrial Estate, Streatham Road, Mitcham, CR4 2AP

On Thu, Oct 18, 2018 at 5:48 PM [REDACTED] wrote:

Good afternoon John

Please see planning drawing pack attached with all drawings / pages individually labelled in top right corner. The AC still remains part of this application but I am still awaiting information from our client before I can respond to you about this. Please confirm drawings are ok and I will follow up about AC as soon as possible.

Best regards

[REDACTED]
[REDACTED]
[REDACTED]

On Mon, Oct 8, 2018 at 1:24 PM Diver, John [REDACTED] wrote:

Hi Dan,

Thanks for your email.

I am afraid that these drawings have still not address our validation requirements for points 1-3. Specifically:

- They still do not have unique reference numbers per sheet (all labelled as no. 50581/4B)
- The existing / proposed ground floor plan show the awning/proposed roof above rather than the ground floor changes (detail of this element needs to be @1:50 but doesn't need to include the whole property and can show the affected areas around the existing patio only with a block plan / key to locate the plan detail – apologies I should have stated this in my last email). Your submitted proposed GF plan (pg5/9) would be sufficient for a proposed block plan though.
- For point 4, please either remove the proposed AC plant from the drawings or submit further information in regards to this element (if permission is sought)

Regards,

John Diver
Senior Planner

Telephone: 02079746368

From: [REDACTED]
Sent: 05 October 2018 17:51
To: Diver, John <John.Diver@camden.gov.uk>; Planning <Planning@camden.gov.uk>
Subject: Re: The Montague Hotel - Rear glazed addition

Good afternoon

Please find attached our updated drawing pack for points 1, 2 and 3 in your recent letter to us. I will respond to point 4 separately. The size of the hotel means we were unable to fit the whole ground floor onto an A0 sized sheet at 1:50 so we have done at 1:100 as a whole then 1:50 in part. Please confirm updated drawings are acceptable. Your reference.

- 2018/3944/INV (/P) – Full planning
- 2018/4724/INV (/L) – Listed building consent'

If you have any queries please do contact me.

Best regards

[REDACTED]
[REDACTED]
[REDACTED]

On Mon, Oct 1, 2018 at 3:35 PM Diver, John <John.Diver@camden.gov.uk> wrote:

Good afternoon Daniel.

First off, let me apologise for the delay in my reply. As you will have noted I have been out of the office and have been trying to catch up with my allocated caseload but this has taken me some time.

I have now been through your proposed scheme but I am afraid that the plans submitted are not suitable for us to validate the application, specifically we now require all development with conservation areas to be drawn at 1:50 scale, and for each drawing to have a unique reference number and scale bar. We also do not have an existing or proposed GF plan that is fairly essential in assessing the impact to the fabric of the listed building. Please see the attached letter for further details.

If you could please send this drawings across to me directly I will now handle all matters at our end. Once I have received the required plans I will validate without delay and seek advice from our conservation team as early as possible. For your records the two reference numbers are as follows:

- 2018/3944/INV (/P) – Full planning
- 2018/4724/INV (/L) – Listed building consent

Kind regards,

John Diver
Senior Planner
Development Management
Supporting Communities
London Borough of Camden

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Web: camden.gov.uk

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5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: [REDACTED]
Sent: 28 September 2018 15:00
To: Diver, John <John.Diver@camden.gov.uk>
Subject: Re: Planning application 2018/3944/NEW

Good afternoon John

Sorry to chase you but I was hoping you'd be able to give a progress update and or an estimated decision date for the planning application as per my below email? Our client is chasing us to update them and want us to ensure we have requisite resources allocated to begin work if the decision is favourable. Appreciate any information you can give.

Best regards

Dan Bevis | Senior Project Manager

T: +44 (0)20 8877 3030 | W: breezefree.com

Unit 7, Mitcham Industrial Estate, Streatham Road, Mitcham, CR4 2AP

On Fri, Sep 21, 2018 at 11:11 AM Daniel Bevis <daniel.bevis@breezefree.com> wrote:

Good morning

Hope you have had a nice time off. I was hoping you could give me an update on the progress of planning application '2018/3944/NEW' for 15 Montague Gardens. The planning portal reference is 'PP-07127715'. What stage is this application at? Do you know approximately when a decision can be expected?

If you have any queries please do contact me.

Many thanks in advance for your help.

Best regards

[Redacted signature line]

[Redacted signature line]

[Redacted signature line]

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