

Application ref: 2019/2038/L
Contact: Sofie Fieldsend
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Date: 5 June 2019

Development Management
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FT Architects Ltd
Hamilton House
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**23-24
Montague Street
London
WC1B 5BH**

Proposal:

Details pursuant to condition 2b (windows) of planning permission ref. 2017/0044/L dated 10/05/2017 for: Replacement windows to front elevation and associated internal alterations in association with change of use from hotel (Class C1) to 6 x flats (Class C3).

Drawing Nos: 333_26_01; 333_26_02 and 333_26_03.

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

- 1 Condition 2b requires details of all new windows, including new fanlights and sliding timber sash windows on the front elevation of the terrace with fully annotated plan/section/elevation drawings at a minimum scale of 1:10, to be submitted and approved.

The agent has confirmed their intention to retain and refurbish the fanlight above the front entrance door to No 23 Montague Street. As such, no further

detail is required regarding this element.

The detail provided is sufficient and the Council's Conservation officer raised no objection. It is considered that the details are satisfactory to safeguard the special architectural and historic interest of the building.

The site's planning history has been taken into account when coming to 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 details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The applicant is advised that all conditions relating to planning permission ref 2017/0044/L granted on 10/05/2017, that require details to be submitted, have been discharged.

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 rectangular background.

Daniel Pope
Chief Planning Officer