

Application ref: 2018/6263/L
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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: Variation of condition 2 (approved drawings) of listed building consent 2017/4724/L dated 15/05/2018 for external and internal works to office buildings NAMELY addition of fire curtain above lower ground floor door at no. 1a, addition of access panels to the corner risers at ground and first floor levels at no. 1, additional of cast iron vent to external stair in lightwell of no. 1, reduction in openings in stud walls at second and third floor level at nos. 1 and 1a, four new openings for ventilation ducting in the roof of the single storey rear extensions at nos. 1 and 1A, opening up existing door frame and installation of new door at second floor level at no. 1, omission of replacement dormer window and addition of new rainwater pipes at third floor level.

Drawing Nos: (26)AP001 rev D; (26)AS002 rev D; (15)AE001 rev F; (15)AE002 rev F; (15)AE003 rev G; (15)AP001 rev G; (15)AP003 rev F; (15)AP004 rev F; (15)AP005 rev F; (15)AP006 rev E; (15)AP007 rev G; (15)AS002 rev D; (18)AE003 rev C; (18)AP001 rev E; (18)AP004 rev E; (18)AP005 rev E; (18)AP006 rev C; (18)AS002 rev C; (18)AS003 rev C; (29)AP001 rev C; (32)AD001 rev E; (32)AD002 rev E; (32)AD003 rev D; (35)AP001 rev D; (35)AP002 rev D; (35)AP005 rev D; (50)AD008 rev D; (50)AP003 rev C; (50)AP013 rev B; (70)AD011 rev E; (70)AD014 rev F; (70)AD016 rev F; (70)AD017 rev F; (70)AD018 rev F; (70)AD020 rev F; (70)AD021 rev F; (70)AD23 rev F; (70)AD28 rev F; (70)AD31 rev E; SK_190517_001_AC; SK_190517_002_AC.

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; (26)AP001 rev D; (26)AP002 rev B; (26)AP003 rev B; (26)AP004 rev B; (26)AP005 rev B; (26)AP006 rev B; (26)AP007 rev B; (26)AE001 rev B; (26)AE002 rev B; (26)AE003 rev B; (26)AS001 rev B; (26)AS002 rev D; (26)AS003 rev B; (18)AP001 rev E; (18)AP002 rev D; (18)AP003 rev C; (18)AP004 rev E; (18)AP005 rev E; (18)AP006 rev C; (18)AE001; (18)AE002 rev A; (18)AE003 rev C; (18)AS001 rev A; (18)AS002 rev C; (18)AS003 rev C; (15)AP001 rev G; (15)AP002 rev G; (15)AP003 rev F; (15)AP004 rev F; (15)AP005 rev F; (15)AP006 rev E; (15)AP007 rev G; (15)AE001 rev F; (15)AE002 rev F; (15)AE003 rev G; (15)AS001 rev C; (15)AS002 rev D; (15)AS003 rev D; (27)AP001 rev B; (27)AD001 rev B; (29)AP001 rev C; (29)AD001 rev B; ; (29)AP001 rev C ; (29)AP002 rev A; (31)AD001 rev A; (31)AD002 rev A; (32)AD001 rev E; (32)AD002 rev E; (32)AD003 rev D; (35)AP001 rev D; (35)AP002 rev D; (35)AP003 rev C; (35)AP004 rev C; (35)AP005 rev D; (41)AD001; (41)AD002; (41)AD003 rev D; (41)AD005; (50)AD002 rev A; (50)AD100; (50)AD101; (50)AD002; (50)AD008 rev D; (50)AD009; (50)AD010; (50)AD011; (50)AP001 rev B; (50)AP002 rev B; (50)AP003 rev C; (50)AP004 rev B; (50)AP005 rev B; (50)AP012 rev A; (50)AP013 rev B; (70)AD011 rev E; (70)AD012 rev D; (70)AD013 rev D; (70)AD014 rev F; (70)AD015 rev D; (70)AD016 rev F; (70)AD017 rev F; (70)AD018 rev F; (70)AD019 rev D; (70)AD020 rev F; (70)AD021 rev F; (70)AD022 rev D; (70)AD023 rev F; (70)AD024 rev D; (70)AD025 rev D; (70)AD026 rev D; (70)AD027 rev D; (70)AD028 rev F; (70)AD029 rev D; (70)AD030 rev D; (70)AD031 rev E; (70)AD032 rev D.

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

- 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 A written specification/method statement justifying all proposed damp proofing and tanking works, and plans indicating the extent of the proposed works shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 Notwithstanding the details of the locations of the radiators shown on the approved ground and first floor plans, detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- (a) 1:50 scale layout floor plans of radiators and associated pipework routes;
 - (b) elevations showing radiators at 1:10/ 1:20 on internal elevations;
 - (c) sections showing notching at minimum scale 1:5 (all fully annotated).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 6 Prior to the commencement of the relevant part of the works, a full structural engineers' report and method statements for repairs to no. 1 shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

Informative(s):

- 1 The amendments comprise a series of minor changes to the external and internal elevations of the approved scheme as a result of working up details and new survey information. The plans are considered acceptable in terms of their impact on the special interest of the listed building. The addition of a fire curtain above the lower ground floor at no. 1 will have no impact on the fabric of the listed building. The additional access panels to the corner risers at ground and first floor levels at no. 1, the new door at second floor in an existing stair cupboard that has been blocked and replacement rainwater pipes and boxing in at third floor level in one of the rear rooms as well as reduction in the size of the openings in the timber stud walls are acceptable in terms of impact on the historic fabric of the building and its internal plan form. The installation of four modestly sized pipes projecting 0.2m through the roof of the single storey rear extensions at nos. 1 and 1A and the installation of a black cast iron vent on the front elevation of no. 1 at lower ground floor level would be considered minor additional necessary external interventions and are acceptable in terms of the special interest of the listed buildings.

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.

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 policies 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.

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