

Application ref: 2016/6109/L
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BDP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Warning of Enforcement Action

Address:

**8-11 Montague Street
London
WC1B 5BP**

Proposal: External and internal alterations including opening of ground floor level to the rear of no. 10 to reinstate the existing lightwell with new windows at basement level on the rear elevation, replacement of various sash windows at nos. 8, 9 and 10 Montague Street, installation of 3 air conditioning units to the southwest boundary wall of no. 11 at lower ground floor level, 1 boiler flue and 1 extractor unit on the roof of the ground floor rear extensions at nos. 8, 9 and 10 and the roof of no. 11, installation of new external light fittings on the rear elevations at 8, 10, 10, and 11 at basement and ground floor level and replacement skylight lanterns within the lightwell at fourth floor level at no. 11 Montague Street; retention of data hubs and boiler flues, fire safety upgrades, and alterations to boxed in existing electric intake and distribution boards with cupboards at all floor levels (retrospective). Alterations to servicing including removal of vertical and horizontal dado trunking at ground and first floor levels and replacement dado trunking, reduction in number and relocation of socket data points, alterations to service risers at first, second and third floor levels, installation of replacement doors, removal and replacement of internal lighting and removal of boxing under radiators.

Drawing Nos: (00)AP09; AP11; AP12; AP13, AP14; (70)AD01; AD02; AD03; AD04; AD05; AD06; AD07; AD08; AD09; AD10; AD11; AD12; AD13; AD14; (60) AP001; AP002; AP003; AP004; AP005; (20)AE001; AP001; AP002; AP003; AP007 rev B; AP009 Rev A; (32)AD001; AD002; AD003; 15117-8_10-1-M-003-RD; 15117-11-R-M-007-RD; Method Statement received 01/07/2019; Photo sheet 1 of 3; 2 of 3 and 3 of 3.

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

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

(00)AP09; AP11; AP12; AP13, AP14; (70)AD01; AD02; AD03; AD04; AD05; AD06; AD07; AD08; AD09; AD10; AD11; AD12; AD13; AD14; (60) AP001; AP002; AP003; AP004; AP005; (20)AE001; AP001; AP002; AP003; AP007 Rev B; AP009 Rev A; (32)AD001; AD002; AD003; 15117-8_10-1-M-003-RD; 15117-11-R-M-007-RD; Method Statement received 01/07/2019; Photo sheet 1 of 3; 2 of 3; 3 of 3.

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.

- 2 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.

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including elevations and sections at 1:10 of all new and replacement doors (including materials)

b) Details of all new light fittings

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Reasons for granting permission

In 2015 planning permission and listed building consent was granted for the

repair and refurbishment of the grade II listed buildings that included the integration of services. Following works to implement this permission it became clear that various unauthorised works had been carried out to the listed buildings. This mainly relates to internal works and the installation of new mechanical plant to the rear of each of the properties and the roof of no. 11. Permission is therefore being sought part retrospectively.

Opening up of the ground floor level to the rear of no. 10 to reinstate the existing lightwell would follow the other properties within this part of the terrace and is welcomed. The installation of 1.1m high metal railings at ground floor level to enclose the lightwell and replacement of the basement window frames with traditionally-designed, single-glazed 4 over 4 timber sash windows, adhering to traditional proportions and dimensions is considered to preserve the listed buildings and their features of special architectural or historic interest.

The siting of mechanical plant on the roofs of the single storey rear extensions at nos. 8, 9 and 10 and on the roof of no. 11 is considered acceptable as they do not compromise the setting of the listed buildings nor the neighbouring buildings which are within the ownership of the Museum. The plant at nos. 8, 9 and 10 would be installed on single storey extensions that have no historic merit therefore the pipework associated with the plant would not harm any feature of special architectural or historic interest. The 3 air conditions units that were located on the roof of the single storey extension at no. 11 have been relocated at first floor level on the southwest boundary wall and mechanical plant on the roof. The plant and associated pipework would not compromise the setting of the listed buildings.

External lighting would be installed above the rear ground floor door opening at no. 11, and in the rear lightwells of nos. 8, 9 and 10. This would be considered minor works to the rear elevation of the buildings in discreet locations. The like-for-like replacement of the skylight that encloses an internal lightwell over the stair at 4th floor level of no. 11 would be considered to preserve the listed building and its features of special architectural or historic interest.

Service risers - it has been identified that there is a degree of harm caused to the special interest of the listed buildings by the as-built service risers which are located in two primary locations in the hall and stairways of each property, namely against the party walls in the front and rear sections at each level, and in nos. 9, 10 & 11 in the staircase abutting the main rear external wall. The harm is the result of the aesthetic and spatial impact of the boxing of each riser on the historic spaces which at ground and first floor are of high significance, although they are of lesser significance at higher levels of the buildings, together with the loss and compromise of historic fabric (namely timber floor structure and boarding and ceiling plasterwork including decorative cornicing). Although there were some vertical service runs in all of the buildings prior to the works subject of these applications (for which the Council has no planning records), they were not as extensive in number or as visually obtrusive as they occupied smaller floor areas and were slimmer in profile.

- 2 Officers have negotiated extensively with the applicant for the reduction of the size of the as-built service risers in order to reduce the harm on the special interest of the listed buildings. Although it has not been possible to remove

risers in their entirety to provide modern office accommodation to suit the requirements of the Museum's brief, officers are now satisfied that a reduction in the area and overall volume of many of the risers (allowing up-to-date servicing of the building, but with less area around ducting for future-proofing), is now acceptable when balanced against the benefits of the upgrading and restoration works to the listed buildings and when seen as a package in conjunction with the remedial works proposed as part of these applications, which address a number of unauthorised works (including reduction in and modifications to electrical trunking layouts, replacement of light fittings, relocation of radiators, opening up of fireplaces, replacement of fire doors and a number of repairs to historic fabric). A condition is attached requiring details of all new and replacement doors and new light fittings to be submitted.

Trunking - the installation of surface-mounted plastic trunking to provide electrical power and WiFi to the principal office spaces in each building, at ground and first floor levels, and to a lesser extent at other levels of the buildings, is considered to cause harm to their special interest. This is due to the layouts which are unresolved and involve numerous configurations primarily consisting of horizontal dado-height runs plus a number of vertical runs which compromise historic features such as chimney breasts and alcoves, and in certain instances joinery such as skirting boards and architraves. It is proposed to remove all surface-mounted trunking from the principal ground and first floors and retain but streamline trunking in all other sections of each building. Although retaining trunking in secondary areas of the building will still cause a minor level of harm, it is considered on the basis of cost and timing that it is expedient to allow the retention in these areas, on the basis that the ground and first floors are rewired with all cabling chased into existing walls, with all plasterwork made good to match existing in terms of materials and finishes.

Radiators - the proposals to lower the positions of radiators as installed by removing skirting level boxing is also welcomed, thereby locating radiators in traditional positions just above floor level. The changes to radiator layouts, omitting radiators fixed directly into historic joinery such as window aprons is also supported. As a result radiators will be less visually intrusive within historic spaces, reading as a backdrop rather than as dominant features.

Officers have taken into account that although many of the as-built works were considered unacceptable in their original form (constituting unauthorised works as a departure to those granted consent by the Council in 2015 (ref 2015/4344/L), the four townhouses have stood empty now for a number of years with an uncertain future, thus being in danger of falling into disrepair due to their lack of occupancy. Officers are keen to see new users and continued office uses for the buildings and have been working closely with the Museum to arrive at solutions sympathetic with the historic buildings, which can be implemented with minimal disruption to fabric and which will allow them to fully function for the foreseeable future.

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

- 3 Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development 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 2019.

4 WARNING OF ENFORCEMENT ACTION TO BE TAKEN

Please note that unauthorised internal works have already been carried out at the properties (nos. 8, 9, 10 and 11). Unless the approved works are carried out within three months of the date of this permission the Council may take enforcement action to ensure the reinstatement works and works of making good are carried out. An enforcement case will be opened to follow up on this consent and to ensure this is complied with.

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



Daniel Pope
Chief Planning Officer