

Application ref: 2017/0948/P
Contact: Elaine Quigley
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Development Management
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Building Design Partnership
16 Brewhouse Yard
Clerkenwell
London EC1V 4LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

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

Proposal: Variation of condition 3 (approved drawings) to planning permission dated 18/09/2015 (ref 2015/3203/P) for refurbishment of perimeter properties 8, 9, 10, 11 Montague Street, including various external and internal alterations namely opening of ground floor level to the rear of no. 10 to reinstate the existing lightwell with new basement windows on 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 on 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.

Drawing Nos: (20)AP001; AP007; AP007 rev B; AP008 rev B; AP013 rev B; AP014 rev A; (70)AD012; (70)AD013; (20)AE001; (20)AP007 rev B; (20)AP009 Rev A; 15117-8_10-1-M-003-RD; 15117-11-R-M-007-RD; Noise Commissioning technical Letter prepared by Peter Mapp and Associates dated 20th February 2017; Photo sheet 1 of 3, 2 of 3 and 3 of 3.

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 approved shall be carried out in accordance with the following approved plans:

PA: (20)AP001; AP007; AP007 rev B; AP008 rev B; AP013 rev B; AP014 rev A; (70)AD012; (70)AD013; (20)AE001; (20)AP007 Rev B; (20)AP009 Rev A; 15117-8_10-1-M-003-RD; 15117-11-R-M-007-RD; Noise Commissioning technical Letter prepared by Peter Mapp and Associates dated 20th February 2017; Photo sheet 1 of 3, 2 of 3 and 3 of 3.

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

- 2 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB below (15dB if tonal) the lowest background sound level assessed at 1m outside the windows of the nearest affected dwelling at any time.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017

Informative(s):

- 1 Reason for granting permission-

This application is made under Section 73a, which allows for development retrospectively that is without permission. The approval varies the original permission by granting works that have been done and other works that are proposed.

The 2015 planning permission included 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 additional works had been carried out beyond the consent. This mainly relates to internal works and the installation of new air conditioning units to the rear of each of the properties.

Opening up of the ground floor level to the rear of no. 10 to reinstate the existing lightwell below 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 acceptable.

The siting of mechanical plant on the roofs of the single storey rear extensions at nos. 8, 9 and 10 is considered acceptable. They do not compromise the setting of the listed buildings nor the neighbouring buildings which are within the ownership of the Museum. The rear elevation of the buildings face onto East Road which is within the Museum complex. The mechanical plant on the

roof of no. 11 would be setback from the parapet walls by over 3m and would not be visible from any public vantage points. The 3 air conditioning 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. There are no public views of the rear elevations of the buildings. Consequently the siting of the mechanical plant would preserve the character and appearance of the conservation area.

External lighting would be installed above the rear ground floor opening at no. 11, and in the rear lightwells of nos. 8, 9 and 10. This is considered minor works to the rear elevation of the buildings in discreet locations and would preserve the character and appearance of the building and the conservation area. 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 acceptable.

A noise technical letter has been submitted in support of the application. It demonstrates that the mechanical plant is capable of complying with Council noise standards and not harm local amenity. A condition would be attached to ensure compliance.

The proposed works would not have an adverse impact on the amenity of neighbouring occupiers in terms of daylight, sunlight, outlook or sense of enclosure.

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.

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.66 and 72 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 A1, A4, 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 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.
- 3 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.

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