

Application ref: 2019/3442/L  
Contact: Catherine Bond  
Tel: 020 7974 2669  
Date: 13 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Marian Twenefoo  
FT Architects Ltd  
Hamilton House  
WC1H 9BB

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Refused

Address:

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

Proposal:

Installation of a panelled door in the spinal wall of the two ground-floor reception rooms at Nos 23 & 24 Montague Street.

Drawing Nos: Site Location Plan; 333\_500\_20; 333\_500\_21; 333\_500\_22: Design and Access Statement; Heritage Statement.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed installation of moulded six-panel timber doors with decorative architraves in the spinal walls dividing the front and rear ground-floor rooms of Nos 23 & 24 Montague Street is considered to cause harm to the special architectural and historic interest of the grade II listed buildings, as they will visually detract from the uninterrupted central section of the curve of the bowed spinal wall on the front room side of each townhouse. Their detailed design will be out-of-keeping with the hierarchy of the ground-floor principal front rooms and their features of historic and architectural interest. The proposed works are therefore contrary to policy D1 (Design) and policy D2 (Heritage) of the Camden Local Plan 2017.

Informative(s):

- 1 Please note that the installation of flush jib doors within the ground-floor rooms of each townhouse, with their leafs flush with the bowed spinal wall on the front room side is considered acceptable as their unobtrusive design using materials, finishes and detailing to match the spinal wall blends in with the historic and architectural character of the principal rooms, whilst allowing a physical link between the two spaces. Flush jib doors are a traditional feature of London townhouses of the Georgian period, such as the application properties. As such, approval was given for jib doors linking the front and rear ground floor rooms in Nos 23 and 24 Montague Street as part of listed building consent ref 2017/0044/L (granted on 22/05/2017 for replacement windows to front elevation and associated internal alterations in association with change of use from hotel to 6 flats).

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer