

Application ref: 2019/3969/P
Contact: John Diver
Tel: 020 7974 6368
Date: 7 February 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Deloitte Real Estate
1 New Street Square
London
EC4A 3HQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10 -11 Montague Street
London
WC1B 5BP

Proposal: External alterations to rear garden including installation of decking, walk-on rooflights, planters and plant enclosures.

Drawing Nos: 813/PL/001, 813/PL/002; (Prefix: 813/G/) 020 (T2), 021(T2), 022(T2), 023(T2), 024(T2), 025(T2); 040 (T3), 041(T2), 042(T2), 043(T2), 044(T2), 045(T2); (Prefix: 837/G/) 020, 021, 022, 023, 024; 040, 041, 042, 043, 044 (all rev T2); (Prefix: 862/A/) 201, 202, 203, 204, 205 (all rev C1). Supporting: Design & Access Statement produced by Bidwell Architects; Heritage Statement produced by Bidwell Architects.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

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

813/PL/001, 813/PL/002; (Prefix: 813/G/) 020 (T2), 021(T2), 022(T2), 023(T2), 024(T2), 025(T2); 040 (T3), 041(T2), 042(T2), 043(T2), 044(T2), 045(T2); (Prefix: 837/G/) 020, 021, 022, 023, 024; 040, 041, 042, 043, 044 (all rev T2); (Prefix: 862/A/) 201, 202, 203, 204, 205 (all rev C1). Supporting: Design & Access Statement produced by Bidwell Architects; Heritage Statement produced by Bidwell Architects.

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

Informatives:

- 1 Reasons for granting permission.

Planning permission is sought for minor external alterations to the existing building only, to facilitate refurbishment for occupation by UCL, following vacancy by the British Museum. Those external changes are confined to the rear of the property where a replacement of the decking to rear courtyard, planters and rooflights are proposed. This would include the boxing in of the existing ground floor AC units which currently detract from quality of the rear space. These works would build upon the retriification works recently approved and carried out by UCL under refs.2016/6109/L & 2017/0948/P.

The works would not disrupt any characteristic or historic feature and would not be visible from outside of the application site. The replacements are of suitable high quality design and would respond sensitively to the historic context of the site. Full details of these elements have been provided upfront to provide confidence to officers as to their quality and appropriateness. The works would not result in any impact to the wider conservation area, whilst allowing for the enhancement of the character of the host building.

Given the location and extent to the works proposed, they would not give rise to any concerns in terms of residential amenity or highways impacts.

No comments were received following a process of public consultation. The planning history of the site has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Bloomsbury Conservation Area and the setting of nearby listed buildings under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in accordance with of policies D1, D2, A1, A4 and T1 of the London Borough of Camden Local Plan 2017

- 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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



Daniel Pope

Chief Planning Officer