

Application ref: 2019/4321/L  
Contact: John Diver  
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Date: 6 February 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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Burwell Deakins Architects  
Unit 0.01, California Building  
Deals Gateway  
London  
SE13 7SF

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**10 -11 Montague Street**  
**London**  
**WC1B 5BP**

Proposal: Internal works to all floors as well as external works 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). (32)AD001 and (70)AD007. Design & Access Statement produced by Bidwell Architects; Heritage Statement produced by Bidwell Architects; Email confirmation of scope of works from Burwell Architects #1 dated 22/08/19; Email confirmation of scope of works from Burwell Architects #2 dated 29/11/19.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

#### **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:

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); (32)AD001 and (70)AD007; Design & Access Statement produced by Bidwell Architects; Heritage Statement produced by Bidwell Architects; Email confirmation of scope of works from Burwell Architects #1 dated 22/08/19; Email confirmation of scope of works from Burwell Architects #2 dated 29/11/19.

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 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 All existing original timber floorboards to be retained and where they need to be lifted they are to be re laid once the service/electrical works have been completed. All floor boxes to be installed in areas of later flooring. No consent is hereby granted for the cutting or modifying of the historic floor boards.

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.

#### Informatives:

- 1 To both nos.10 and 11, a range of internal works are proposed including new floor finishes throughout, new partitions and wall linings to lower ground floor level, new kitchen facilities and tea-points as well as new AV equipment. In certain areas it is also proposed to replace/upgrade power and data and lighting as well as install sliding doors and sun screen/blinds to windows. Externally, works are limited to the rear garden areas and would involve the replacement of decking and walk-on roof lights as well as the installation of planters and a plant enclosure. In addition, drawings also show rectification works approved under refs. 2016/6109/L & 2017/0948/P. The scope of which broadly applies too the removal or alterations to surface trucking, sockets, radiators and a service riser.

The works would not involve any extensions, demolition, new internal openings or alterations to external facades. Through a process of engagement with the Council's conservation officers, full details of these interventions have been provided to give confidence that the chosen design as well as the methodology

for implementation would avoid the loss of any features of significance. The works would not disrupt the historic layout of either property nor detract from their spatial hierarchies. The works would allow for the upgrading of the facilities onsite and future proof its use for modern working practise without causing harm to its significance.

Overall the works are not considered to harm the architectural or historic significance of the Grade II listed building. They would enhance the quality of the internal spaces and are therefore conducive to securing the optimal use for the buildings.

The site's planning history has been taken into account when making this decision. No objections were received following consultation.

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 2019.

- 2 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).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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.

- 6 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)

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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 blue rectangular background.

Daniel Pope  
Chief Planning Officer