

Application ref: 2021/2443/L
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Ellis Williams Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**21-24 Russell Square
London
WC1B 5EA**

Proposal:

Internal and external alterations including demolition and replacement of existing single storey rear mews building to No.23, excavation of extended basement level and associated landscaping works.

Drawing Nos: 20-24 Russell Square - 10439, 20-24 Russell Square - 10440, 20-24 Russell Square - 10441, 20-24 Russell Square - 10442, 20-24 Russell Square - 10443, 20-24 Russell Square - 10444, 20-24 Russell Square - 10540, 2676-EWA-ZZ-00-DR-A-00420 P7, 2676-EWA-ZZ-00-DR-A-00421 P2, 2676-EWA-ZZ-01-DR-A-00422 P2, 2676-EWA-ZZ-04-DR-A-00425 P2, 2676-EWA-ZZ-03-DR-A-00424 P1, 2676-EWA-ZZ-04-DR-A-00425 P1, 2676-EWA-ZZ-ZZ-DR-A-19002 P1, 2676-EWA-ZZ-00-DR-A-00400 P1, 2676-EWA-ZZ-00-DR-A-00401 P1, 2676-EWA-ZZ-01-DR-A-00402 P1, 2676-EWA-ZZ-02-DR-A-00403 P1, 2676-EWA-ZZ-03-DR-A-00404 P1, 2676-EWA-ZZ-04-DR-A-00405 P1, 2676-EWA-ZZ-ZZ-DR-A-00501 P1, 2676-EWA-ZZ-ZZ-DR-A-00502 P1, 2676-EWA-ZZ-ZZ-DR-A-00601 P1, 2676-EWA-ZZ-00-DR-A-19001 P1, 2676-EWA-ZZ-00-DR-A-10400 P11, 2676-EWA-ZZ-00-DR-A-10401 P12, 2676-EWA-ZZ-01-DR-A-10402 P10, 2676-EWA-ZZ-02-DR-A-10403 P12, 2676-EWA-ZZ-03-DR-A-10404 P11, 2676-EWA-ZZ-04-DR-A-10405 P12, 2676-EWA-ZZ-RF-DR-A-10406 P4, 2676-EWA-ZZ-B-DR-A-11460, 2676-EWA-ZZ-B-DR-A-11461, 2676-EWA-ZZ-B-DR-A-11462, 2676-EWA-ZZ-B-DR-A-11463, 2676-EWA-ZZ-ZZ-DR-A-10501 P7, 2676-EWA-ZZ-ZZ-DR-A-10502 P6, 2676-EWA-ZZ-ZZ-DR-A-10503 P5, 2676-EWA-ZZ-ZZ-DR-A-

10504 P5, 2676-EWA-ZZ-ZZ-DR-A-10601 P7, 2676-EWA-ZZ-ZZ-DR-A-10602 P4, 2676-EWA-ZZ-ZZ-DR-A-19010 P8, 2676-EWA-ZZ-ZZ-DE-A-22208 P1, 2676-EWA-ZZ-ZZ-DE-A-23115 P1, 2676-EWA-ZZ-ZZ-DE-A-23114 P1, 2676-EWA-ZZ-ZZ-DE-A-25732 P1, 2676-EWA-ZZ-ZZ-DE-A-27241 P1, 2676-EWA-A-AX(0)02

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

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: 20-24 Russell Square - 10439, 20-24 Russell Square - 10440, 20-24 Russell Square - 10441, 20-24 Russell Square - 10442, 20-24 Russell Square - 10443, 20-24 Russell Square - 10444, 20-24 Russell Square - 10540, 2676-EWA-ZZ-00-DR-A-00420 P7, 2676-EWA-ZZ-00-DR-A-00421 P2, 2676-EWA-ZZ-01-DR-A-00422 P2, 2676-EWA-ZZ-04-DR-A-00425 P2, 2676-EWA-ZZ-03-DR-A-00424 P1, 2676-EWA-ZZ-04-DR-A-00425 P1, 2676-EWA-ZZ-ZZ-DR-A-19002 P1, 2676-EWA-ZZ-00-DR-A-00400 P1, 2676-EWA-ZZ-00-DR-A-00401 P1, 2676-EWA-ZZ-01-DR-A-00402 P1, 2676-EWA-ZZ-02-DR-A-00403 P1, 2676-EWA-ZZ-03-DR-A-00404 P1, 2676-EWA-ZZ-04-DR-A-00405 P1, 2676-EWA-ZZ-ZZ-DR-A-00501 P1, 2676-EWA-ZZ-ZZ-DR-A-00502 P1, 2676-EWA-ZZ-ZZ-DR-A-00601 P1, 2676-EWA-ZZ-00-DR-A-19001 P1, 2676-EWA-ZZ-00-DR-A-10400 P11, 2676-EWA-ZZ-00-DR-A-10401 P12, 2676-EWA-ZZ-01-DR-A-10402 P10, 2676-EWA-ZZ-02-DR-A-10403 P12, 2676-EWA-ZZ-03-DR-A-10404 P11, 2676-EWA-ZZ-04-DR-A-10405 P12, 2676-EWA-ZZ-RF-DR-A-10406 P4, 2676-EWA-ZZ-B-DR-A-11460, 2676-EWA-ZZ-B-DR-A-11461, 2676-EWA-ZZ-B-DR-A-11462, 2676-EWA-ZZ-B-DR-A-11463, 2676-EWA-ZZ-ZZ-DR-A-10501 P7, 2676-EWA-ZZ-ZZ-DR-A-10502 P6, 2676-EWA-ZZ-ZZ-DR-A-10503 P5, 2676-EWA-ZZ-ZZ-DR-A-10504 P5, 2676-EWA-ZZ-ZZ-DR-A-10601 P7, 2676-EWA-ZZ-ZZ-DR-A-10602 P4, 2676-EWA-ZZ-ZZ-DR-A-19010 P8, 2676-EWA-ZZ-ZZ-DE-A-22208 P1, 2676-EWA-ZZ-ZZ-DE-A-23115 P1, 2676-EWA-ZZ-ZZ-DE-A-23114 P1, 2676-EWA-ZZ-ZZ-DE-A-25732 P1, 2676-EWA-ZZ-ZZ-DE-A-27241 P1, 2676-EWA-A-AX(0)02

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

- 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, this is to include lath and lime based plaster..

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 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 of new glass screens, to include method of support and junctions with historic fabric
- b) Details of all new services including how they are incorporated into the historic fabric, to include but not limited to, details of internal or external ventilation grilles
- c) Details of any new steel strengthening works to include structural engineers calculations and a method statement
- d) details including method statements for the restoration and repair of the existing fire places
- e) details including method statements for the cleaning of the stone stair cases and details of carpet rods

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 5 Prior to commencement of the relevant part of the development, full protection shall be given to: All fireplaces including mantle pieces, surrounds, grates and hearths, the stone stair cases, associated metal balustrades and handrails, the stone and tiled entrance hall floors and draft lobby doors to entrance halls. The protection shall be in place for the duration 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.

- 6 Notwithstanding the works hereby approved, no additional lateral connections and no additional notching of joists are authorised.

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.

- 7 All historic joinery removed during the course of the works shall be carefully removed and put aside for reuse within the project. This is to include but not limited to, box shutter, doors, architraves, skirting, picture rails, floor boards and timber panelling to the domestic lower ground steps.

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 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.

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 2021.

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