

Application ref: 2021/2019/P  
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Date: 27 March 2023

**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)

Ellis Williams Architects  
131 Shoreditch High Street  
London  
E1 6JE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

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

Proposal:

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, Wardell Armstrong\_GM11718, Blew Burton\_15.04.21, 22-04-13 Supplementary Statement Cycle Parking, School Travel Plan May 2022, Transport Assessment May 2022, Design and Heritage Statement Addendum 02/02/2022, GEA Ground Investigation and Basement Impact Assessment J21138, Basement Impact Assessment 13693-61 Audit Rev F1, BREEAM Refurbishment and Fit-out Pre-Assessment April 2021, MB/CMD/GM11718/LET-002

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 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 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, Wardell Armstrong\_GM11718, Blew Burton\_15.04.21, 22-04-13 Supplementary Statement Cycle Parking, School Travel Plan May 2022, Transport Assessment May 2022, Design and Heritage Statement Addendum 02/02/2022, GEA Ground Investigation and Basement Impact Assessment J21138, Basement Impact Assessment 13693-61 Audit Rev F1, BREEAM

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

- 3 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.

- 4 Before the relevant part of the work is begun, manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (including 1m x 1m panel to be provided on site), shall be submitted to and approved in writing by the local planning authority:

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The cycle storage space as shown on the plans hereby approved shall provide 65 CPG Transport (2021) compliant long stay cycle parking and scooter spaces at the site. The facilities shall be provided in their entirety prior to first occupation of the relevant part of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to occupation of the development, details of a secure storage area for 5 short stay cycle parking spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of the relevant part of the development, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of at least one replacement tree. The relevant part of the works shall not be carried out otherwise than in accordance with the

details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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