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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="70 Flat 4"/>
Address Line 1	<input type="text" value="Great Russell Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="WC1B 3BN"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="530243"/>	<input type="text" value="181660"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Mrs

First name

Rowena

Surname

House

Company Name

Address

Address line 1

Flat 4

Address line 2

70 Great Russell Street

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

WC1B 3BN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

- Refurbish 1980s fitted kitchen and upgrade appliances within the current kitchen footprint. The total kitchen footprint is 2.66 m long by 1.74m wide.
- Replace 1980s electric central heating and hot water boiler with a Gledhill Pulsacoil water heater, one HRR storage heater and back up electrical radiators to meet a Minimum Energy Efficiency Rating of 'C' on an Energy Performance Certificate.
- Update 1980s bathroom by replacing the bath with a shower, installing a new handbasin and toilet suite, installing a washing machine & tumble drier, and updating the lighting and tiling.
- Install secondary glazing on four historic sash windows (three in the living room, one in the bedroom) and draught-proofing throughout.
- Redecorate throughout in colours and materials matching the current cream paint finish.

The property will not be extended nor any part of it demolished during this refurbishment.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☐ Yes
☒ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The attached Site Plan identifies the location of the kitchen, bathroom & utility cupboard. Plan 1 shows the proposed kitchen layout. Plan 2 the proposed bathroom layout. Photo 3 shows the existing kitchen, 4 & 4a the bathroom, & 5 the utility cupboard. Fuller details of the proposed works and how they will avoid touching historic fabric are contained in the covering letter.

KITCHEN

All units are currently affixed to 1980s studwork and appliances housed within these units. PROPOSED WORK all existing units & appliances will be removed. Replacements will be supported by the floor and the 1080 mm-high studwork wall that separates the kitchen from the living room, or by the floor and the internal stud wall between the kitchen & common stairwell. Attachments to these walls will be by proprietary metal brackets plus 2-3 inch screws into the studs. Corners will be waterproofed with silicon sealant or similar material.

BATHROOM PROPOSED WORKS the existing toilet and cistern will be replaced with a similiar unit attached in the same place to the existing foul water outlet. Bath replaced by a shower in location shown in Plan 2. A new shower waste water pipe installed above the floorboards in approximately in the same location as the existing handbasin waste pipe, draining from the property from the existing grey water outlet.

A custom-made timber carcass constructed in the window recess to house a tumble drier, washing machine & handbasin. Above-floorboard waste water pipes from all three units to connect under the housing and exit the property at the existing outlet. This unit topped by a marble counter colour-matched to the brickwork of buildings visible through the window in Pied Bull Yard.

Existing overhead light, mirror light & shaver socket removed & wiring isolated. New lighting circuit run to two double sconces of suitable IP rating for their locations either side of the window. New circuits installed to hard-wire washing machine & tumble drier.

UTILITY CUPBOARD. Photo 5 shows existing contents: an electric boiler, immersion heater, cold water storage tank, water pump, and ancilliary pipework. The main circuit board (MCB) is attached to the left-hand wall under the mains power supply. PROPOSED WORKS All contents removed, radiator pipes drained & capped. MCB upgraded to accommodate Economy 7 supply a storage heater in the living room & a new Gledhill Pulsacoil thermal store water heater in the cupboard. Pulsacoil installed. Hot & cold water pipes to bathroom installed above floorboards; hot & cold pipes to kitchen connect to existing underfloor pipes.

4 wet radiators removed from living room, bedroom, bathroom. Replaced by 3 electric radiators + 1 high heat retention (HRR) night storage heater in living room.

Secondary glazing panels affixed to historic sash windows x3 in living room, x1 in bedroom. Details in covering letter.

Redecoration & recarpeting throughout plus new vinyl kitchen flooring laid.

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Other

Other (please specify):

Fitted materials/finishes

Existing materials and finishes:

Existing KITCHEN fitted materials: cupboards & appliance housing = MDF carcasses, cream-coloured, non-profiled melamine fronts & square metal handles. Wood-effect MDF worktop. Marble effect vinyl flooring. Existing kitchen units are supported by half-high partition wall between the kitchen & living room, constructed of studwork & plasterboard and tiled. See Photo 1 for the current half-wall and overhead unit construction, and Photo 3 for the existing kitchen itself. The section materials: internal walls contains details of the other two kitchen walls: an internal stud wall behind the sink and the partition wall to the right of the washing machine. Existing BATHROOM fitted materials: white plastic bath & panel; concealed timber housing for bath; housing is boarded & white tiled. White ceramic toilet & handbasin. White painted wood skirting with white tiled housing for hot- & cold- water pipes.

Proposed materials and finishes:

Proposed KITCHEN fitted unit materials: new MDF carcasses with cream-coloured, Shaker-style profiled melamine fronts, round handles; dark grey slate-effect composite worktop. Oak effect vinyl flooring. BATHROOM materials and finish. Additional studwork will be fitted to walls behind the shower to allow the substrata to breathe & house new wiring & pipework. Boarding attached to new studs waterproofed with butyl rubber or equivalent. Walls retiled to 2 m in height; plasterboard above repainted a light biscuit brown. Cornice & ceiling to be painted brilliant white. Woodwork matt white. Installation of white ceramic toilet, cistern, handbasin, shower tray. Perspex shower sides. Timber carcass custom made for the window recess unit, fitted with light brown marble counter. OTHER PROPOSED FINISHES 1) utility cupboard interior: brilliant white paint to facilitate operation of programmers & switches. 2) Bedroom & living room walls, including kitchen: matt cream paint throughout. 3) Ceiling, cornices, skirting, doors & architrave: bone white matt throughout. 4) Sash windows: cream gloss paint to match existing finish.

Type:

Windows

Existing materials and finishes:

Existing window construction: five historic wood-framed, single-glazed sash windows with the following approximate dimensions (to withing +/- 5 mm). Living room: 3 windows 1500 mm high x 870 mm wide Bedroom: one window 1500 mm high x 1270 mm wide Bathroom: one window 1500 mm high x 870 mm wide. All three living room windows have a decorative historic wood surround. The bedroom and bathroom windows have no decorative surround. All internal wooden frames are painted in a gloss cream colour. External window woodwork is repainted by the Freeholder as part of their building maintenance.

Proposed materials and finishes:

I have a quote for installation of eight Extraglaze secondary glazing panels, one each per upper and lower sash for the living room and bedroom windows, as required to achieve a C rating on an EPC. The bathroom window will not be secondary glazed to maintain ventilation and protect the fabric of the property from condensation and damp. According to Extraglaze, a wooden strip is screwed to the central horizontal timber of the original window frame at the point where the upper and lower panels will meet. This central wooden strip forms a 'bridge', which is necessary to create a heat-retaining seal between the upper and lower panels. The PVC-framed glazing panels themselves attach to magnetic strips which are fixed to the outer window frame by adhesive. The total thickness of the installation is 8.5 mm, including the PVC frame, magnets and adhesive. The frame comes in white as standard but can be colour matched to the paintwork to reduce the visual impact further. For information, I have seen Extraglaze panels installed on sash windows similar to mine and found them discreet from the inside and invisible from the outside, although these windows were on the third floor so were high up and unobtrusive anyway.

Type:

Internal walls

Existing materials and finishes:

Internal walls include those between the kitchen and common stairwell for 70 Great Russell Street, between the living room and bedroom, and between the bathroom and the stairwell of 70 GRS. All are studwork faced with painted plasterboard. Party walls between 70 and 71 Great Russell Street to the east and 70 and 69 GRS to the west are plastered solid walls.

Proposed materials and finishes:

No change is proposed to the materials or construction of any internal wall, partition wall or external wall during this refurbishment. Fixtures will, however, be attached to sections of internal wall in the kitchen and bathroom, plus a 900 mm section of the party wall in the bathroom. The new unit in the window recess is described under the section headed materials: external walls. KITCHEN: new units will be attached to a 1.74 m section of the internal studwork wall between the kitchen and common stairwell of 70 Great Russell Street. This is the short-run of

appliances (dishwasher plus full-height fridge-freezer) plus draining board (see Plan 1 Proposed Kitchen Layout). These units will primarily be supported by the floor, but also screwed to studs in the internal wall via proprietary metal brackets, in line with the current construction. In addition, a 900 mm-long by 450 mm-high by 350 mm-deep wall unit will be screwed to studs in the internal wall next to the fridge-freezer, utilizing proprietary steel mounting brackets built into the preassembled unit. It is anticipated this wall unit will weigh approximately the same as the current wall-mounted corner cupboard, with the added length of the new unit (900 mm versus 650 mm) offset by its reduced height (450 mm versus 700). The removal of existing shelving will also reduce the load on this section of the internal studwork wall. In the BATHROOM, a shower will be sited at the corner where the utility cupboard wall meets the partition wall with 69 GRS. Both walls will be boxed with batten and boarding, with the outer surface of the boarding water-proofed with butyl rubber or an equivalent material to protect them from water ingress. These walls will be tiled prior to the installation of a 1200-mm x 900-mm white ceramic pentangle shower tray with Perspex sides. An electric radiator and electric towel rail will be screwed to studs in the internal wall between the bathroom and stairwell of 70 GRS.

Type:

External walls

Existing materials and finishes:

The external south and east walls in the bathroom, which overlook Pied Bull Yard to the south, is constructed with historic brickwork, plastered and tiled internally. A wide window recess is created by the angled external wall to the left of the window and an angled studwork wall to the right where Flat 4 abuts the second floor flat in 69 Great Russell Street. Currently, a plastic bath and panel is housed in this recess, attached to the tiled surface of the external wall by grout. The timber frame for the bath may also be screwed to the wall but this cannot be verified until the works begin and the bath removed. For information, the foul water downpipe is attached to the building externally at the angled corner between the east and south facing walls. As Flat 4's connection to this pipe falls below the level of the bathroom floor, I assume my foul water pipe runs at an angle under the floor and through the external wall, but as this pipe will not be touched during the refurbishment I have not investigated further. See the Site Plan and Plan 2 Proposed Bathroom Layout for representations of these features.

Proposed materials and finishes:

All fitted contents and tiling will be removed, and all wear and tear damage to walls, ceiling, cornice, and window made good. A new white ceramic toilet and cistern will be installed in the same place as the current toilet and connected to the existing foul water outlet. A custom-made timber carcass with a stone counter top will be installed in the window recess. A white ceramic hand basin and its pipework will be housed within this carcass under the window. On either side of the basin, in the angled recess, this unit will house a hard-wired washing machine and a separate hard-wired tumble drier. Please note, this element of the proposed layout is an amendment to the pre-application layout provided to Camden Council in September 2023 when a combined washer-drier was previewed.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Schedule of Plans etc.

Site Plan attached as Site Plan within the required field of this online application

Design and Access Statement attached as such within the required field of this online application

Additional attachments

1. Plan 1 Proposed Kitchen Layout
2. Plan 2 Proposed Bathroom Layout
3. Photo 1 View through historic living room windows obscured by overhead kitchen units
4. Photo 2 View through bedroom and bathroom windows to Pied Bull Yard
5. Photo 3 Existing Kitchen
6. Photo 4 Existing Bath
7. Photo 4a Existing Bathroom
8. Photo 5 Existing Utility Cupboard
9. Photo 6 External historic façade
10. Photo 7 Sealed historic door

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
- ☐ No

If Yes, please provide details

I have spoken to both the upstairs neighbour in Flat 5 and downstairs neighbour in Flat 2 and informed them about my redevelopment plans and the likelihood of noise from the works transferring through the floor and ceiling. They are both content I should continue and have requested notification when works will begin.

Tradesmen from whom I received quotes for these works have been made aware works will have to be undertaken in normal working hours (0800-1700 Monday - Friday. Saturday working between 0900 and 1300 will only be undertaken in exceptional circumstances. Nor work will be undertaken on Sundays or Bank Holidays.)

I also What's App'd leaseholders on the 67-70 Great Russell Street group chat about my plans and will hand deliver written information about the expected timetable for all works to occupants of No 70 Great Russell Street once I have received Camden Council's permission to begin.

The works will not affect the opposite neighbours as that building, Bloomsbury House, 74-77 Great Russell Street and 29B Montague Street, London WC1B 5BL is currently empty and awaitiing redevelopment.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

2023/3982/NEW

Date (must be pre-application submission)

11/10/2023

Details of the pre-application advice received

2023/3982/PRE

70 Great Russell Street is one of a terrace of 6 houses, built 1777-8, designed by John Nash. Built in stuccoed brick, the terrace is of four storeys plus cellars. The terrace is one of John Nash's first works & one of the earliest developments pioneering the use of stucco in house construction.

The planning history is unclear on the sub-division of No.70, although there is a catalogue of applications for the terrace during the 1980s orchestrating a range of changes & redevelopment.

Flat 4, a second-floor residential apartment, has been in the same ownership since 1987.

This pre-application request is to consider:

1. Refurbish the 1980s fitted kitchen & appliances within the footprint of the existing kitchen.
2. Replace electric central heating and hot water systems to meet a Minimum Energy Efficiency Rating of 'C'.
3. Update 1980s bathroom by replacing the bath with a shower, installing a new handbasin & toilet suite, installing a washing machine/tumble drier, updating the lighting & tiling.
4. Install secondary glazing on five historic sash windows: 3 in the living room, one each in the bathroom and bedroom.
5. Redecorate throughout in colours and materials matching the current cream paint finish.

Relevant legislation, policy and guidance

Town and County Planning (Listed Building and Conservation Area) Act 1990

National Planning Policy Framework (NPPF, 2019)

National Planning Policy Guidance

LB Camden Local Plan (2017)

LB Camden Planning Guidance

Historic England Guidance

Bloomsbury Conservation Area appraisal and management strategy

Assessment

The significance of the terrace resides in its architectural design and materials, what has survived of the historic floorplan, townscape value and its evidential value as a late eighteenth-century terraced building. The Council has a statutory obligation to preserve or enhance the character and appearance of the conservation area, to which the subject site makes a strongly positive contribution.

The external elevations of the terrace retain their historic architectural integrity. For Flat 4 the internal layout and details are contemporary with the alternation of the 1980s and therefore contribute little to the overall significance of the building.

The works proposed – that is installation of secondary glazing, the replacement of the heating system, the refurbishment of the kitchen area and the bathroom, and the redecoration of the apartment – are not considered to impact detrimentally on the architectural significance of the building.

The installation of secondary glazing will require a listed building consent application. It is therefore recommended that all the proposed works are included within a single application.

Certain aspects of the proposal will need to be worked up and additional information will be required as part of a listed building consent but in general the work outlined in this pre-application request is supported.

A listed building consent application is invited.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mrs

First Name

Rowena

Surname

House

Declaration Date

26/10/2023

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Rowena House

Date

31/10/2023