

Application ref: 2023/0984/L
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Savills
33 Margaret St
London
W1G0JD
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Bloomsbury House
74-77 Great Russell Street
London
WC1B 3DA

Proposal: Internal and external works of refurbishment including installation of new skylights, relocation of lift overrun, replacement plant, blocking up ground floor window and replacement of lower ground floor window with door at no. 74-77 and replacement condensers on the roof and alterations to the entrance to 29B Montague Street to enable independent occupation.

Drawing Nos: Existing plans:

2207-SPP-BE-ZZ-DR-A-02-0001-PL rev P01; 2207-SPP-BE-LG-DR-A-02-1000-PL rev P01; 2207-SPP-BE-0G-DR-A-02-1001-PL rev P01; 2207-SPP-BE-01-DR-A-02-1002-PL rev P01; 2207-SPP-BE-02-DR-A-02-1003-PL rev P01; 2207-SPP-BE-03-DR-A-02-1004-PL rev P01; 2207-SPP-BE-04-DR-A-02-1005-PL rev P01; 2207-SPP-BE-Or-DR-A-02-1006-PL rev P01; 2207-SPP-BE-ZZ-DR-A-02-2001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-02-2002-PL rev P01; 2207-SPP-BE-ZZ-DR-A-02-3001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-02-3002-PL rev P01;
TPS/2247/LG/E/LL rev 0; TPS/2247/G/E/LL rev 0; TPS/2247/1/E/LL rev 0;
TPS/2247/2/E/LL rev 0; TPS/2247/3/E/LL rev 0; TPS/2247/4/E/LL rev 0.

Demolition plans:

2207-SPP-BE-LG-DR-A-95-1000-PL rev P01; 2207-SPP-BE-0G-DR-A-95-1001-PL rev P01; 2207-SPP-BE-01-DR-A-95-1002-PL rev P01; 2207-SPP-BE-02-DR-A-95-1003-

PL rev P01; 2207-SPP-BE-03-DR-A-95-1004-PL rev P01; 2207-SPP-BE-04-DR-A-95-1005-PL rev P01; 2207-SPP-BE-05-DR-A-95-1006-PL rev P01; 2207-SPP-BE-ZZ-DR-A-95-2001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-95-2002-PL rev P01; 2207-SPP-BE-ZZ-DR-A-95-3001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-95-3002-PL rev P01.

Proposed plans

2207-SPP-BE-ZZ-DR-A-02-0001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-00-0001-PL rev P01; 2207-SPP-BE-LG-DR-A-20-1000-PL rev P01; 2207-SPP-BE-0G-DR-A-20-1001-PL rev P01; 2207-SPP-BE-0R-DR-A-1006-PL rev P01; 2207-SPP-BE-01-DR-A-20-1002-PL rev P01; 2207-SPP-BE-02-DR-A-20-1003-PL rev P01; 2207-SPP-BE-03-DR-A-20-1004-PL rev P01; 2207-SPP-BE-04-DR-A-20-1005-PL rev P01; 2207-SPP-BE-01-DR-A-70-1002-PL rev P01; 2207-SPP-BE-ZZ-DR-A-25-3001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-25-3002-PL rev P01; 2207-SPP-BE-ZZ-DR-A-26-2001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-26-2002-PL rev P01; 2207-SPP-BE-LG-DR-A-35-1000-PL rev P01; 2207-SPP-BE-0G-DR-A-35-1001-PL rev P01; 2207-SPP-BE-01-DR-A-35-1002-PL rev P01; 2207-SPP-BE-02-DR-A-35-1003-PL rev P01; 2207-SPP-BE-03-DR-A-35-1004-PL rev P01; 2207-SPP-BE-04-DR-A-35-1005-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3002-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3003-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3005-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3006-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3007-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3008-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3009-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3010-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3011-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3012-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3013-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3014-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3015-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3016-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3017-PL rev P01; 2207-SPP-BE-ZZ-DR-A-99-0801-PL rev P01.

Supporting documents:

Heritage Appraisal prepared by the Heritage Practice dated January 2023; Schedule of Works rev P01 prepared by SPPARC dated 25/01/2023

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:

Existing plans:

2207-SPP-BE-ZZ-DR-A-02-0001-PL rev P01; 2207-SPP-BE-LG-DR-A-02-1000-PL rev P01; 2207-SPP-BE-0G-DR-A-02-1001-PL rev P01; 2207-SPP-BE-01-DR-A-02-1002-PL rev P01; 2207-SPP-BE-02-DR-A-02-1003-PL rev P01; 2207-SPP-BE-03-DR-A-02-1004-PL rev P01; 2207-SPP-BE-04-DR-A-02-1005-PL rev P01; 2207-SPP-BE-Or-DR-A-02-1006-PL rev P01; 2207-SPP-BE-ZZ-DR-A-02-2001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-02-2002-PL rev P01;

2207-SPP-BE-ZZ-DR-A-02-3001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-02-3002-PL rev P01;
TPS/2247/LG/E/LL rev 0; TPS/2247/G/E/LL rev 0; TPS/2247/1/E/LL rev 0;
TPS/2247/2/E/LL rev 0; TPS/2247/3/E/LL rev 0; TPS/2247/4/E/LL rev 0.

Demolition plans:

2207-SPP-BE-LG-DR-A-95-1000-PL rev P01; 2207-SPP-BE-0G-DR-A-95-1001-PL rev P01; 2207-SPP-BE-01-DR-A-95-1002-PL rev P01; 2207-SPP-BE-02-DR-A-95-1003-PL rev P01; 2207-SPP-BE-03-DR-A-95-1004-PL rev P01; 2207-SPP-BE-04-DR-A-95-1005-PL rev P01; 2207-SPP-BE-05-DR-A-95-1006-PL rev P01; 2207-SPP-BE-ZZ-DR-A-95-2001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-95-2002-PL rev P01; 2207-SPP-BE-ZZ-DR-A-95-3001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-95-3002-PL rev P01.

Proposed plans

2207-SPP-BE-ZZ-DR-A-02-0001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-00-0001-PL rev P01; 2207-SPP-BE-LG-DR-A-20-1000-PL rev P01; 2207-SPP-BE-0G-DR-A-20-1001-PL rev P01; 2207-SPP-BE-0R-DR-A-1006-PL rev P01; 2207-SPP-BE-01-DR-A-20-1002-PL rev P01; 2207-SPP-BE-02-DR-A-20-1003-PL rev P01; 2207-SPP-BE-03-DR-A-20-1004-PL rev P01; 2207-SPP-BE-04-DR-A-20-1005-PL rev P01; 2207-SPP-BE-01-DR-A-70-1002-PL rev P01; 2207-SPP-BE-ZZ-DR-A-25-3001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-25-3002-PL rev P01; 2207-SPP-BE-ZZ-DR-A-26-2001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-26-2002-PL rev P01; 2207-SPP-BE-LG-DR-A-35-1000-PL rev P01; 2207-SPP-BE-0G-DR-A-35-1001-PL rev P01; 2207-SPP-BE-01-DR-A-35-1002-PL rev P01; 2207-SPP-BE-02-DR-A-35-1003-PL rev P01; 2207-SPP-BE-03-DR-A-35-1004-PL rev P01; 2207-SPP-BE-04-DR-A-35-1005-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3001-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3002-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3003-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3005-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3006-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3007-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3008-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3009-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3010-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3011-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3012-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3013-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3014-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3015-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3016-PL rev P01; 2207-SPP-BE-ZZ-DR-A-70-3017-PL rev P01; 2207-SPP-BE-ZZ-DR-A-99-0801-PL rev P01.

Supporting documents:

Heritage Appraisal prepared by the Heritage Practice dated January 2023;
Schedule of Works rev P01 prepared by SPPARC dated 25/01/2023

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 The non-original later 20th century vertical circulation core would be removed to enable the construction of a new dedicated stair to 29B, and two lifts, whilst reinstating the original party wall alignment between Nos 74-77. Two new lifts are proposed to service each demise separately, whilst a new staircase is proposed to service No 29B. The proposed lift overrun would increase in height by 23cm, but as it will be set back from Montague Street (and views from the British Museum) by 2.8m, compared to the existing, there will be no harm caused to local views. New WC facilities will be located within the core dedicated to No 29B and changing rooms including showers are proposed at lower ground level in Nos 74-77. The proposed vertical circulation and services area has been designed to be reversible in nature, so that the buildings can be reconnected if necessary in the future. This element will read as a subservient element to the rear elevation of Nos 74-77, allowing the historic envelope to be visually legible.

At main roof level, additional openings to fit a series of new skylights are proposed to increase daylight to the fourth floor, which have been positioned to align with the existing dormers. This intervention would have no visible impact from the street as the rooflights would be located on the flat portion of the roof. There would also be no impacts on historic fabric as the roof is a later 20th century addition.

It is proposed to replace the existing roof-level plant which is visible from the public realm. The new plant would be located in a recess within the existing modern mansard roof form, which would be hidden from public view by an acoustic screen, of similar height and alignment to the dormer windows so as not to disrupt the roof composition. The details of the acoustic screen would be secured by condition as part of the associated planning permission (ref 2023/0375/P).

Internally, the special interest of the listed buildings has been compromised in the past by lateral conversion works, resulting in a lack of definition between each former townhouse, which together are linked by long corridors on each floor, with the plan form altered by additional partitioning in several areas of the building. The proposed configuration of the internal layout would address these issues with improved layouts which would help to open up spaces of historic significance, making them more legible than as existing - particularly within Nos 75, 76 and 77. The proposed works to the end-terraced property at No 74 respect later turn-of-the-20th-century alterations to the interior which are considered to be of merit, including joinery and plasterwork as to found in the ground-floor entrance hall, main staircase and principal ground- and first-floor rooms. At the same time modern additions such as a glazed ground-floor screen will be positioned in areas where less sensitive changes have previously been made to No 74.

A lighting scheme has been developed for Nos 74-77 Great Russell Street, with suspended lighting fixtures, designed to reflect the shape of the room, paired with a central feature light will be fitted on the ground and first floor. Unlike the upper levels, most of the existing rooms contain panelling, cornices and fireplaces which will be enhanced by the new light fittings. Elsewhere, the suspended lighting would consist of a series of linear fixtures, which would change orientation between rooms. The intention is that the internal lighting would be seen from the street, as defining each former townhouse individually. In the basement, circulation areas, and other amenity spaces, a mix of recessed lights and concealed LED diffused lights would be proposed.

- 2 The proposals affect a group of listed buildings which over time have undergone a high level of alteration both internally and externally, particularly through lateral conversion and extensions to the rear and at roof level. The proposed alterations would improve and streamline both the internal and external appearance of the building in areas which have been modified particularly in the later 20th century. At the same time modern servicing, including new vertical circulation and WCs, plus a new lighting system throughout the building would improve the standard of the office accommodation. It is considered that the separation of the 1970s link building at No 29a Montague Street would not have a negative impact on the special interest or setting of the grade II listed buildings at Nos 74-77 Great Russell Street.

On this basis, the proposed works neither harm the special interest of the grade II listed buildings nor the character and appearance of the Bloomsbury Conservation Area and would be considered acceptable.

Historic England responded with a letter of Flexible Authorisation duly stamped and signed on behalf of the Secretary of State on 12/06/2023.

The site's planning history has been taken into account when making this decision.

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 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

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 2023.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer