

Application ref: 2023/0203/L  
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Date: 2 November 2023

**Development Management**  
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Freeths LLP  
Cumberland Court  
80 Mount Street  
Nottingham  
NG1 6HH

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**18 Little Russell Street  
London  
WC1A 2HL**

Proposal:

Internal and external alterations, including demolition of ground floor rear extension and replacement with new extension, associated with the change of use from backpacker's hostel to a single residential dwellinghouse

Drawing Nos: Site Location Plan 1148 P01, 1148 P04, 1148 P03, 1148 P06, 1148 P05, 1148 P09, 1148 P10, 1148 P11, 1148 P02 Rev A, 1148 P08 Rev A, 1148 P07 Rev A, 1148 P13 Rev A, Market Study (prepared by Christie & Co dated 28/02/2022), Heritage Appraisal (January 2023), Design and Access Statement Rev A

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:  
Site Location Plan 1148 P01, 1148 P04, 1148 P03, 1148 P06, 1148 P05, 1148 P09, 1148 P10, 1148 P11, 1148 P02 Rev A, 1148 P08 Rev A, 1148 P07 Rev A, 1148 P13 Rev A, Market Study (prepared by Christie & Co dated 28/02/2022), Heritage Appraisal (January 2023), Design and Access Statement Rev A

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.

#### Informative(s):

- 1 Reasons for granting consent-

The proposals involve the change of use from a hostel to a single family dwellinghouse. The property is Grade II listed and was originally constructed for domestic use. Therefore the return to domestic use is considered acceptable in heritage terms.

Internally on all floors, non-original partitions would be removed resulting in a traditional domestic planform that would be more sympathetic to the original design of the property. At basement level, the floor level at the rear would be lowered by approx. 0.2m which would be a minor alteration that is considered to be acceptable. At ground, first and second floors, original door openings would be reinstated. The internal works would enhance the character of the listed building.

It is also proposed to demolish the existing ground floor rear extension. This is non-original and therefore its removal would not involve the loss of any historic fabric. The proposed extension would have a similar massing and scale as the existing. It would read as subordinate to the host building and would be finished in white render with timber doors which are materials sympathetic to the host building. The new extension would therefore not harm the special interest, fabric and appearance of the listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting 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.

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

decision.

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

- 2 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