

Application ref: 2023/3252/P  
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Date: 20 November 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Montagu Evans LLP  
70 St Mary Axe  
London  
EC3A 8BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**39 Russell Square  
London  
WC1B 5DA**

Proposal:

Installation of 2 condenser units within the lightwell, new roof vent, external intake and exhaust louvres on the south elevation of the basement and roof level, new access ladder on the southeast side elevation of the rear extension, and installation of external lighting on the side and rear elevations of the rear extension (Science Block) and within the lightwell of no. 39 Russell Square in association with use as workshops (Class E).

Drawing Nos: Existing plans: 1077J-WW-RS-RF-DR-A-1000; 1077J-WW-RS-XX-DR-A-1001; 1077J-WW-RS-01-DR-A-1110 rev P5; 1077J-WW-RS-02-DR-A-1111 rev P5; 1077J-WW-RS-03-DR-A-1112 rev P5; 1077J-WW-RS-04-DR-A-1113 rev P5; 1077J-WW-RS-05-DR-A-1114 rev P5; 1077J-WW-RS-RF-DR-A-1115 rev P5; 1077J-WW-RS-XX-DR-A-1210 rev P5; 1077J-WW-RS-XX-DR-A-1211 rev P5; 1077J-WW-RS-XX-DR-A-1310 rev P5; 1077J-WW-RS-XX-DR-A-1311 rev P5; 1077J-WW-RS-XX-DR-A-1312 rev P6.

Demolition plans: 1077J-WW-RS-01-DR-A-1510 rev P5; 1077J-WW-RS-02-DR-A-1511 rev P5; 1077J-WW-RS-03-DR-A-1512 rev P5; 1077J-WW-RS-04-DR-A-1513 rev P5; 1077J-WW-RS-05-DR-A-1514 rev P5; 1077J-WW-RS-RF-DR-A-1515 rev P5; 1077J-WW-RS-XX-DR-A-1610 rev P5; 1077J-WW-RS-XX-DR-A-1611 rev P5; 1077J-WW-RS-XX-DR-A-1710 rev P5; 1077J-WW-RS-XX-DR-A-1711 rev P5; 1077J-WW-RS-XX-DR-A-1712 rev P5.

Proposed plans: 1077J-WW-RS-01-DR-A-2110 rev P5; 1077J-WW-RS-02-DR-A-2111 rev P5; 1077J-WW-RS-03-DR-A-2112 rev P5; 1077J-WW-RS-04-DR-A-2113 rev P5; 1077J-WW-RS-05-DR-A-2114 rev P5; 1077J-WW-RS-RF-DR-A-2115 rev P5; 1077J-WW-RS-XX-DR-A-2210 rev P5; 1077J-WW-RS-XX-DR-A-2211 rev P5; 1077J-WW-RS-XX-DR-A-2310 rev P5; 1077J-WW-RS-XX-DR-A-2311 rev P5; 1077J-WW-RS-XX-DR-A-2312 rev P6; 1077J-WW-RS-01-DR-A-7000 rev P5; 1077J-WW-RS-XX-DR-A-7001 rev P5; 224016-BM-SV-39RS-EX-DR-E-3000 rev 02.

Supporting documents: Covering letter from Montgue Evans dated 28/07/2023; Proposed cooling installations statement provided by Steensen Varming dated 05/10/2023; Environmental Noise Impact Assessment dated 14/07/2023; Luminaire Schedule prepared by Steensen Varming dated July 2023.

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:

Existing plans: 1077J-WW-RS-RF-DR-A-1000; 1077J-WW-RS-XX-DR-A-1001; 1077J-WW-RS-01-DR-A-1110 rev P5; 1077J-WW-RS-02-DR-A-1111 rev P5; 1077J-WW-RS-03-DR-A-1112 rev P5; 1077J-WW-RS-04-DR-A-1113 rev P5; 1077J-WW-RS-05-DR-A-1114 rev P5; 1077J-WW-RS-RF-DR-A-1115 rev P5; 1077J-WW-RS-XX-DR-A-1210 rev P5; 1077J-WW-RS-XX-DR-A-1211 rev P5; 1077J-WW-RS-XX-DR-A-1310 rev P5; 1077J-WW-RS-XX-DR-A-1311 rev P5; 1077J-WW-RS-XX-DR-A-1312 rev P6.

Demolition plans: 1077J-WW-RS-01-DR-A-1510 rev P5; 1077J-WW-RS-02-DR-A-1511 rev P5; 1077J-WW-RS-03-DR-A-1512 rev P5; 1077J-WW-RS-04-DR-A-1513 rev P5; 1077J-WW-RS-05-DR-A-1514 rev P5; 1077J-WW-RS-RF-DR-A-1515 rev P5; 1077J-WW-RS-XX-DR-A-1610 rev P5; 1077J-WW-RS-XX-DR-A-1611 rev P5; 1077J-WW-RS-XX-DR-A-1710 rev P5; 1077J-WW-RS-XX-DR-A-1711 rev P5; 1077J-WW-RS-XX-DR-A-1712 rev P5.

Proposed plans: 1077J-WW-RS-01-DR-A-2110 rev P5; 1077J-WW-RS-02-DR-A-2111 rev P5; 1077J-WW-RS-03-DR-A-2112 rev P5; 1077J-WW-RS-04-DR-A-2113 rev P5; 1077J-WW-RS-05-DR-A-2114 rev P5; 1077J-WW-RS-RF-DR-A-2115 rev P5; 1077J-WW-RS-XX-DR-A-2210 rev P5; 1077J-WW-RS-XX-DR-A-2211 rev P5; 1077J-WW-RS-XX-DR-A-2310 rev P5; 1077J-WW-RS-XX-DR-A-2311 rev P5; 1077J-WW-RS-XX-DR-A-2312 rev P6; 1077J-WW-RS-01-DR-A-7000 rev P5; 1077J-WW-RS-XX-DR-A-7001 rev P5; 224016-BM-SV-39RS-EX-DR-E-3000 rev 02.

Supporting documents: Covering letter from Montgue Evans dated 28/07/2023; Proposed cooling installations statement provided by Steensen Varming dated 05/10/2023; Environmental Noise Impact Assessment dated 14/07/2023; Luminaire Schedule prepared by Steensen Varming dated July 2023.

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 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The application properties consisting of the linked Nos 39 & 40 (known as No 39 Russell Square) plus a modern laboratory block to the rear. The proposals seek to make the accommodation suitable for office use, associated storage and welfare, as part of the decant operations enabling the British Museum's wider programme of works for the South West Energy Centre ('SWEC') and East Road Building ('ERB'). The proposed works would have very limited impact on the external appearance of the host building and character of the conservation area due to their nature. The majority of the external works relate to the 1950's Science Block extension. The proposed external intake and exhaust louvres would be modest in size on the northern and southern side elevations of the Science Block. A new access ladder would be installed on

the southern side elevation. These works would not harm the character or appearance of this part of the building. They would be constructed using appropriate materials. The minor alterations to the exterior to facilitate the provision of ventilation would have a neutral impact, not affecting the character and appearance of the conservation or the setting of the adjacent listed building.

Two replacement air conditioning units would be installed within the basement lightwell. The units would measure 800 (width) x 550 (height) x 300 (depth) and these would be stacked. They would be bracketed into the Science Block Building. There would be no public views of the air conditioning units and associated works due to the location of the units at basement level within the lightwell. They would not harm the character or appearance of the building or the surrounding streetscene or this part of the Bloomsbury Conservation Area and would be considered acceptable.

The proposed downlights on the side and rear elevations of the Science Block and within the lightwell of no. 39 would be considered appropriate in terms of location, size and luminance levels.

The closest residential properties lie over 130m to the southeast of the site. The Council's Environmental Health officer has reviewed the submitted noise report and has confirmed that its findings are satisfactory subject to standard noise conditions to ensure that the units operate within the Council's minimum noise requirements.

Due to the nature of the works, the proposal would not impact on the amenity of neighbouring properties.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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).
- 4 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



Daniel Pope  
Chief Planning Officer