

Application ref: 2023/4060/L
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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, 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, waterproofing tanking of 3 basement vaults for use as storage space, and internal works including installation of replacement air conditioning units in 1st and 2nd floors, structural repairs including removal of partitions, fixture and fittings, new partitions, new servicing and other associated internal alterations 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 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: 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.

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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 approval:

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 due to their nature. Internally within no. 39, the proposals comprise remedial works to the building fabric together with minor alterations such as the addition of kitchenettes in the basement and on the ground and second floors, plus WCs in the basement. As the interiors are of neutral value and the properties were previously in office use by the British Museum, they would adapt easily to re-use as offices. Furthermore, existing services would be utilised wherever possible, with the new kitchenettes and WCs connecting to capped services installed

The proposals for the former laboratory block are more substantial, as they involve structural remedial and stripping-out works in order to provide workshop and welfare accommodation. As they do not impact on the historic building, they technically fall outside of the listed building consent process. The minor alterations to the exterior to facilitate the provision of ventilation will have a neutral impact, not affecting the character and appearance of the building or the setting of the adjacent listed buildings.

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 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.

As a whole, the proposals will not affect the special interest of the two grade II listed inter-connected townhouses, the setting of the grade I listed museum building or the character and appearance of the Bloomsbury Conservation Area. As such, the proposed works are considered to be acceptable in conservation terms and compliant with current policy and guidance.

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 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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



Daniel Pope
Chief Planning Officer