

Application ref: 2023/0375/P
Contact: Elaine Quigley
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Date: 10 November 2023

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

Savills
33 Margaret St
London
W1G0JD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

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

Proposal:

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-PI 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-ZZ-DR-A-99-0801-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; TPS/2247/LG/M rev 0; TPS/2247/G/M rev 0; TPS/2247/1/M rev 0; TPS/2247/2/M rev 0; TPS/2247/3/M rev 0; TPS/2247/4/M rev 0; TPS/2247/29B/LG/E/LL rev 0; TPS/2247/29B/G/E/LL rev 0; TPS/2247/29B/1/E/LL rev 0; TPS/2247/29B/2/E/LL rev 0; TPS/2247/29B/LG/E/LL rev 0; TPS/2247/29B/G/E/LL rev 0; TPS/2247/29B/1/E/LL rev 0; TPS/2247/29B/2/E/LL rev 0; TPS/2247/29B/LG/M rev 0; TPS/2247/29B/G/M rev 0; TPS/2247/29B/1/M rev 0; TPS/2247/29B/2/M rev 0; Existing plant layout; Proposed plant layout - plan views; Proposed plant layout - section views

Supporting documents:

Cover letter prepared by Savills dated 26/01/2023; Noise Impact Assessment prepared by Venta Acoustics dated 24/01/2023 (Report VA4508.230124.NIA1.1); Heritage Appraisal prepared by the Heritage Practice dated January 2023; Overheating Assessment rev R1 prepared by Taylor Project Services dated 10/05/2023.

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:

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-PI 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-ZZ-DR-A-99-0801-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; TPS/2247/LG/M rev 0; TPS/2247/G/M rev 0; TPS/2247/1/M rev 0; TPS/2247/2/M rev 0; TPS/2247/3/M rev 0; TPS/2247/4/M rev 0; TPS/2247/29B/LG/E/LL rev 0; TPS/2247/29B/G/E/LL rev 0; TPS/2247/29B/1/E/LL rev 0; TPS/2247/29B/2/E/LL rev 0; TPS/2247/29B/LG/E/LL rev 0; TPS/2247/29B/G/E/LL rev 0; TPS/2247/29B/1/E/LL rev 0; TPS/2247/29B/2/E/LL rev 0; TPS/2247/29B/LG/M rev 0; TPS/2247/29B/G/M rev 0; TPS/2247/29B/1/M rev 0; TPS/2247/29B/2/M rev 0; Existing plant layout; Proposed plant layout - plan views; Proposed plant layout - section views

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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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details of the acoustic screen on the roof of no. 74-77 Great Russell Street

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 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, 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.

- 6 Prior to use, the 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 7 Prior to the relevant part of the works, sheffield cycle stands for 12 cycles at 29B Montague Street and sheffield stands for 10 cycles in the lower ground floor of 74-77 Great Russell Street shall be provided. The approved facilities shall thereafter be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

No. 74-77 was constructed in 1662-1664 and is Grade II listed building and forms part of a terrace of 4 listed buildings. No. 29B was constructed in 1974 and is not listed.

Design and heritage:

The proposed works would have limited impact on the external appearance of the host buildings and character and appearance of the conservation area due to their nature. At roof level within the modern mansard roof of no. 74-77, the proposal would include the relocation of the lift overrun which would be increased in height by 23cm above the existing lift overrun. As it would be set back from Montague Street and away from views from the British Museum by 2.8m, compared to the existing, there would be no harm caused to local views. The proposal would include the installation of additional openings to fit 17 new skylights which would be positioned to align with the existing dormer windows. The skylights would have no visible impact from the street as they would be located on the flat section of the roof and thus they would be considered acceptable. It is also proposed to replace the existing roof-level plant at no. 74-77 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 screened from public views 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 have not been provided therefore a condition would be attached securing these details to be submitted. At no. 29B, 5 new condenser units would replace 4 existing condenser units. The height and location of the units would be almost identical and would not result in any significant visual change to this part of the building. The works at roof level would not have a detrimental impact on the character or appearance of the buildings, the surrounding streetscene or Bloomsbury Conservation Area and would be considered acceptable.

The entrance of No 77 Great Russell Street would be redefined as the primary entrance to Nos 74 - 77. The entrance to 29B Montague Street would be maintained in its current location but brought forward to enable access to the new stair core.

The other works would include the removal of the existing louvred ground floor window fronting Montague Street and its replacement with a rendered blank window to match the existing adjoining blank windows on this façade. A modern window within the lightwell fronting Montague Street would be replaced by a door to create access to the new dedicated cycle parking storage at lower ground floor level. These works are considered minor in nature and would not have a detrimental impact on the character or appearance of the buildings or the surrounding streetscene and would be considered acceptable.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, 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 D1 and D2 of the Camden Local Plan 2017.

Amenity:

The proposal would not have an adverse impact on the amenity of neighbouring occupiers in terms of daylight, sunlight, or outlook and would be considered acceptable.

- 2 A noise report has been submitted in support of the application. The Council's Environmental Health officer has reviewed the submitted information and has confirmed that appropriate noise guidelines have been followed within the report. It has also been confirmed that the submitted acoustic information is satisfactory and the plant at roof level with the specified mitigation would meet the requirements of the Local Plan subject to standard noise conditions being attached to any permission and would meet the requirements of policies A1 and A4.

Sustainability (overheating):

The proposal would include the replacement of existing air source heat pumps (ASHP's) on the roofs of the buildings that have been in place since 2005 with new ASHP's. An overheating assessment has been submitted which has gone through the cooling hierarchy and tested the temperature of various occupied rooms within the building with no openable windows (all areas fail), using natural ventilation with openable windows opening at 40% (all areas fail) and with mechanical cooling (all rooms pass). It has been demonstrated that mechanical ventilation is required to cool the building during the warmer summer months. These areas identified as overheating would be serviced via the ASHP's which would be 33% more efficient than the older units that would be replaced. Overall, it is accepted that the overheating risk would not be mitigated by preferred measures lower down the cooling hierarchy and it has been demonstrated that active cooling is required in this instance. It has been demonstrated that there would be 33% improvement in performance and efficiency levels between the existing and proposed units which would be in line with policy CC2 of the Local Plan.

Cycle parking:

In line with Policy T1 of the Camden Local Plan, the Council expects cycle parking at developments to be provided in accordance with the standards set out in the London Plan. Following discussions with the applicant on the number and design of the cycle spaces the revised submitted plans indicate that a cycle store would be provided within the lower ground floor (basement) of 74-77 Great Russell Street in the form of 10 sheffield stand spaces. The Council's Transport Officer has reviewed the revised plans and has confirmed that the number and design and considered acceptable. A condition would be attached to secure these cycle stands. Cycle parking for 29B Montague Street is currently provided in the front lower ground floor court yard, accessed via stairs. The existing front wheel locking racks would be replaced with sheffield stand spaces for 12 cycles which is a welcomed improvement to the cycle parking provision for this building.

Car-free development:

In accordance with Policy T2 of the Camden Local Plan, both buildings would be secured as on-street Business parking permit (car) free through a s106 legal agreement. This would prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport.

Construction management plan:

Given the extent of demolition and interior alterations proposed, particularly the alterations to the building cores, a Construction Management Plan (CMP) and associated Implementation Support Contribution of £4,075.60 and Impact Bond of £7,874 would be secured s106 legal agreement. This would help ensure that the proposed development is undertaken without unduly impacting on neighbouring amenity or the safe and efficient operation of the local highway network.

No objections were received prior to making this decision. The Bloomsbury CAAC has no comments to make on the proposal. The planning history of the site has been taken into account when coming to this decision.

- 3 As such, the proposed development is in general accordance with policies A1, A4, CC1, CC2, D1, D2, T1, T2 and T4 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.
- 4 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 5 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.

- 6 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).
- 7 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) 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.

- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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