

Application ref: 2023/4908/P
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Date: 23 January 2024

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**21-24 Russell Square
London
WC1B 5EA**

Proposal:

Approval of details of facing materials pursuant to condition 4 of planning permission 2021/2019/P (for External alterations including demolition and replacement of existing single storey rear mews building to No.23, excavation of extended basement level and associated landscaping works.)

Drawing Nos: Site Location Plan 2676-EWA-ZZ-ZZ-DR-A-19002_P1, Discharge of condition 4 App ref 2021/2019/P (Ecole Jeannine Manuel 131123 EllisWilliamsArchitects), Option 4 (Reclaimed London Stock Brick) only.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission:

Condition 4 of the approved scheme requires details of facing materials to be provided for approval by the Local Planning Authority in accordance with policies D1 and D2 of the Local Plan 2017, which seek to secure high quality design in development as well as the protection of heritage assets.

The applicant has submitted a discharge of condition 4 document containing details of proposed finishes. The applicant has provided details of bricks, zinc cladding, curtain walling and door and window framing, railings, and mesh cladding to the stairs. The facing materials as proposed do not cause any concern with the exception of the brick finish options.

It is noted that the applicant has given five options for potential brick finishes, suggesting Option 4 (Yellow Brick) would be preferred; however, having discussed the submitted options with the Council Conservation Officer, we would only accept Option 1 (Reclaimed London Stock Brick). The applicant has provided useful imagery to demonstrate that Option 1 would be most suitable in the context of the host site.

The submitted details (specifying Option 1 - Reclaimed London Stock Brick) have been reviewed by Council Officers and are considered satisfactory to discharge condition 4.

No objections were received prior to the determination of this application. The full impacts of the proposals have been considered during the assessment of the original application ref: 2021/2019/P.

As such the submitted details (specifying Option 1 - Reclaimed London Stock Brick) are considered sufficient to secure high quality design and to protect heritage assets in accordance with the requirement of policies D1 and D2 of the Local Plan 2017.

- 2 You are reminded that conditions 6 (cycle storage) and 7 (hard and soft landscaping), of the application reference 2021/2019/P, dated 27/03/2023, remain outstanding and requires details to be submitted before the relevant part of the works.

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