

Application ref: 2024/0752/L  
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Date: 24 April 2024

**Development Management**  
Regeneration and Planning  
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Heritage Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**59-60 Russell Square**  
**London**  
**Camden**  
**WC1B 4HP**

Proposal:

Internal alterations to remove a partition wall and insert a glazed draft lobby.

Drawing Nos: BS01-0622-LBA-B\_Plan and Elevations; BS01-0622-LBA2\_Entrance  
Door Detail

Supporting: Heritage Statement and Covering Letter\_ 26.02.2024

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:

BS01-0622-LBA-B\_Plan and Elevations; BS01-0622-LBA2\_Entrance Door Detail

Supporting: Heritage Statement and Covering Letter\_ 26.02.2024

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 The application building at 59-60 Russell Square is Grade II on the National Heritage List for England (No. 1246150) and located in the Bloomsbury Conservation Area. The terrace of nine Listed properties form the southeast side of Russell Square where the subject site is the end southeast corner projecting bay of the symmetrical terrace that returns down Southampton Row with blind windows. Buildings were constructed c.1800-03 by James Burton, then altered c.1898 by PE Pilditch using multi-coloured stock brick with rusticated stucco ground floors, with terracotta dressings added later including arched entrance door surround. Nos. 59 and 60 were amalgamated and converted into offices in the late 1960s with associated internal alterations, including works to the ground floor partition walls.

The subject application relates only to works to the ground floor entrance hall where it is proposed to install a timber framed glazed wind/entrance lobby and window into the existing hallway. The application follows from a previously approved scheme for similar alterations that was not commenced (2019/4560/L).

As detailed, the timber framed glazed lobby would present as a lightweight modern intervention separate from the historic fabric. It would not extend full height so as not to impact joinery or decorative features and allow for the full volume of the hallway to remain legible. A small window would be inserted between the lobby and front room to allow for through-visibility which is not a traditional feature, however this partition wall is not historic fabric and the existing high level clerestory glazing would be removed with a solid wall reinstated to balance the harm posed through the installation of the new features.

The existing joinery and architectural detailing would be retained and unimpacted by the works, and the proposal is therefore considered not detract

from or pose harm to the historic or architectural significance of the Grade II Listed building. With no external manifestations, the character and appearance of Bloomsbury Conservation Area will remain unchanged.

As proposed, the internal works to the Grade II listed building did not trigger statutory consultation requirements.

- 2 The site's planning history has been taken into account when making 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 (ERR) 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.

- 3 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.

- 4 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.

- 5 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:

<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