

Application ref: 2023/5170/P  
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**Development Management**  
Regeneration and Planning  
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Hugh Broughton Architects  
41a Beavor Lane  
London  
W6 9BL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**23-28 Congress House  
Great Russell Street  
London  
Camden  
WC1B 3LN**

Proposal:

Refurbishment, installation of secondary glazing and insulation to the first floor exposed external soffit, ventilation louvres to Southern and Courtyard elevations and roof level plant  
Drawing Nos: Location plan, existing drawings (combined), proposed drawings (combined)

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 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans-

Location plan, existing drawings (combined), proposed drawings (combined)

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

1

The site is a grade-II\*-listed purpose-built trades union headquarters of 1957 by David du Roi Aberdeen. The list description notes that its interior "is of interest spatially" and that it retains most of its original fixtures and fittings. It is described as being "widely regarded, at the time of its completion and since, as one of the most important institutional buildings erected in London, and one of the most significant 1950s buildings in Britain".

Externally, within the courtyard, it is proposed to remove five windows and replace them with grilles. Given the scale of the building, it is not considered that this will appreciably harm the composition of the elevation. Several acoustic plant enclosures are proposed on the roof. These will be concealed behind other structures.

Two windows on the southern elevation will also be replaced with grilles.

Insulated render will be applied to the underside of a protruding wing. Spandrels will be dismantled and rebuilt containing insulation.

Notwithstanding the confusing wording of the drawings, no alterations of historic fire doors are consented.

At first-floor level, a doorway will be created between a redundant post room and a long, narrow balcony, allowing interconnection and greater use. There will be minor partition alterations, for the most part involving non-historic fabric.

At third- and fourth-floor levels, there will be minor partition alterations.

Secondary glazing will be installed at specified places. On the first floor, perimeter fitted furniture will be installed. This is unfortunate, as it will double the visual thickness of the slender walls, but appears to be unavoidable.

Internally, non-historic suspended ceilings would be removed and replaced with raft systems and suspended lighting. This will allow better appreciation of

the original room forms and windows.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021. In dealing with the application, the Council has sought to work with the applicant in a positive and creative way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer