

Application ref: 2024/0246/L
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Hugh Broughton Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:

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

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 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.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer