

Application ref: 2024/2177/P
Contact: Fast Track GG
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Date: 23 September 2024

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

FT Architects
Hamilton House
4 Mabledon PI
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WC1H 9BB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Offices And Premises At Lower Ground To Ground Floors
57-58 Russell Square
London
WC1B 4HS

Proposal:

Installation of x1 platform lift in the front external lightwell.

Drawing Nos: 501_00; 501_01; 501_04; 502_00_02; 502_00_03; 502_01_02 dated 09.24; Design, Access and Heritage Statement dated September 2024.

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: 501_00; 501_01; 501_04; 502_00_02; 502_00_03; 502_01_02 dated 09.24; Design, Access and Heritage Statement dated

September 2024.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 When not in use, the lift shall sit in the lightwell in a bottom position, thus out of sight from the street.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The property comprises two (Nos. 57 and 58) of the nine terrace houses on the south side of Russell Square, near the corner with Southampton Row and forms part of the Bedford Estates. The terrace was built around 1800-1803 by James Burton and designated as grade II Listed Buildings by English Heritage. It is within the Bloomsbury Conservation Area.

This application seeks approval to install one platform lift in the front external lightwell to provide access from street level to basement level. Following planning (2005/3523/P) and listed building (2005/3524/L) permissions dated 26th October 2005, a platform lift was installed in the front lightwell of No. 57, to improve accessibility. It was then removed in 2015.

A revision was received with regard to the design as the original design was considered a very big piece of machinery which would be very much visible and have an impact on the setting of the listed building when not in use. Even though the railings have already been cut to create a gate for access, this was still considered to harm the setting of the listed building.

The proposed lift would improve accessibility to the building as the existing entrances comprise steps from street level to either a raised ground floor or to the lower ground floor meaning existing access is difficult for wheelchair users or people who are less mobile. The platform lift would consist of glass and powder coated metal. There would be no harm to the railings as a result of the proposals and the lift would be discreet and sensitively designed with the mechanics not being widely visible. Furthermore, the proposals ensure the building is fully accessible to all in accordance with policy C6. Nonetheless, a condition has been added to this decision requesting for the lift to be in the bottom position when not in use.

The application has been advertised in the press and by means of a site notice. The Bloomsbury CAAC was consulted but did not comment. The Transport Team were consulted and did not have any objections to the proposal.

The site's planning history has been taken into account when making this decision.

The proposal would not harm the special interest of the listed building, the setting of the wider listed terrace or the character and appearance of Bloomsbury Conservation Area. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Due to the nature of the proposed works, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

As such, the proposed development is in general accordance with policies A1, C6, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 3 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.
- 4 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.

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 2023.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer