

Application ref: 2024/2234/L
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Date: 23 September 2024

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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: 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: 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 Reasons for listed building consent.

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.

The proposed work is considered not to impact on the significance of the building.

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 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 policy 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 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 grey rectangular background.

Daniel Pope
Chief Planning Officer