

Application ref: 2024/0207/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 30 July 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

The Planning Lab
Somerset House
South Wing
London
WC2R 1LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**89 Great Russell Street
London
WC1B 3PS**

Proposal:

Works to roof including structural reinforcement, relaying and part replacement of slate covering, and part removal and rebuilding of front, side and rear parapets.

Drawing Nos: Site Location Plan; 658a-BM-DJA-DR-A-10001 - Existing and Proposed Roof Plans; 658a-BM-DJA-DR-A-11000 - Block Plan; 658a-BM-DJA-DR-A-21000 - Existing Sections; 658a-BM-DJA-DR-A-31000 - Existing Elevations; 658a-BM-DJA-DR-A-11000 - Block Plan; 20180-CBP-Z0-04-DR-A-3000-S0-P05 - Roof Plan; 20180-CBP-Z0-04-DR-A-3004-S0-P04 - Dormer Window Details Sheet 1 of 2; 20180-CBP-Z0-04-DR-A-3005-S0-P04 - Dormer Window Details Sheet 2 of 2; 20180-CBP-Z0-04-DR-A-3006-S0-P02 - Proposed Section Through Void; 20180-CBP-Z0-ZZ-DR-A-4000-S0-P03 - Proposed Elevations Sheet 1 of 2; 20180-CBP-Z0-ZZ-DR-A-4001-S0-P02 - Proposed Elevations Sheet 2 of 2; 20180-CBP-Z0-XX-SP-A-3001-S0-P03 - Specification Sheet; 20180-CBP-XX-XX-RP-A-0001-P02 - Roof Investigation Report; 20180-CBP-XX-XX-RP-A-0002-S0-P04 - Roof Works - Scaffold Strategy; 20180-CHG-XX-XX-RP-S-0001-S0-P01 - Structural Roof Assessment Report; 3/OPT/L/16908-1 rev A - Access and Temporary Roof Scaffold; J145-CHG-00-RF-DR-S-3001_S3 P04 - Proposed Roof Strengthening Works.

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:-

Site Location Plan; 658a-BM-DJA-DR-A-10001 - Existing and Proposed Roof Plans; 658a-BM-DJA-DR-A-11000 - Block Plan; 658a-BM-DJA-DR-A-21000 - Existing Sections; 658a-BM-DJA-DR-A-31000 - Existing Elevations; 658a-BM-DJA-DR-A-11000 - Block Plan; 20180-CBP-Z0-04-DR-A-3000-S0-P05 - Roof Plan; 20180-CBP-Z0-04-DR-A-3004-S0-P04 - Dormer Window Details Sheet 1 of 2; 20180-CBP-Z0-04-DR-A-3005-S0-P04 - Dormer Window Details Sheet 2 of 2; 20180-CBP-Z0-04-DR-A-3006-S0-P02 - Proposed Section Through Void; 20180-CBP-Z0-ZZ-DR-A-4000-S0-P03 - Proposed Elevations Sheet 1 of 2; 20180-CBP-Z0-ZZ-DR-A-4001-S0-P02 - Proposed Elevations Sheet 2 of 2; 20180-CBP-Z0-XX-SP-A-3001-S0-P03 - Specification Sheet; 20180-CBP-XX-XX-RP-A-0001-P02 - Roof Investigation Report; 20180-CBP-XX-XX-RP-A-0002-S0-P04 - Roof Works - Scaffold Strategy; 20180-CHG-XX-XX-RP-S-0001-S0-P01 - Structural Roof Assessment Report; 3/OPT/L/16908-1 rev A - Access and Temporary Roof Scaffold; J145-CHG-00-RF-DR-S-3001_S3 P04 - Proposed Roof Strengthening Works.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details of the brick bond, pointing mix and profile of the reused bricks to rebuild the parapets.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

Works to the roof including its structural reinforcement, relaying and part replacement of slate covering, and part removal and rebuilding of front, side and rear parapets

Heritage

Permission is sought for works to the roof of the Grade II listed building including rebuilding of the parapets as a like for like replacement. During the course of the application concerns were raised regarding the (perceived) extent of demolition and the level of structural interventions. The provision of additional and revised information from the applicant has now rendered the scheme acceptable subject to conditions on the brick details associated with the rebuilding of parapets and the method of replacing the slates (new and reused) that would be secured through the associated listed building consent (2024/0260/L). Overall the proposal would not result in any harm to the listed townhouse, the street or the surrounding conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Amenity

Due to the nature of the proposal the works would not have any undue impacts on daylight or sunlight, or result in any loss of privacy or sense of enclosure to neighbouring occupiers and would be considered acceptable.

No objections have been received prior to the determination of the application. The planning and appeals history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, 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 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.

- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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) 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:

<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



Daniel Pope
Chief Planning Officer