

Application ref: 2024/0260/L  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

The Planning Lab  
Somerset House  
South Wing  
London  
WC2R 1LA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

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

Proposal:

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

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 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:

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: 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.

- 4 The rebuilding of the roof parapets shall be undertaken using reused bricks. Details of the brick bond, pointing mix and profile shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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.

- 5 Prior to commencement of the recovering of the roof the following details shall be submitted to and approved in writing by the local planning authority:

A) A comprehensive survey of all roof stales. This survey should provide the

following:

(i) a survey of all the slates to be removed, categorising them under those that are in good conditions and capable of reuse, those that need light repairs for reuse and those which are not salvageable at all in the agreed areas to the front and rear elevations.

(ii) the slates would then need to be divided into those slates which are historic Welsh slates and those which are later and from another source (eg Spanish slates) which could therefore be disposed of/used on another building if salvageable.

B) The approved survey shall inform the preparation of a re-slating plan to be submitted to and approved by the local planning authority in writing.

The re-slating plan shall be implemented strictly in accordance with the approved scheme.

Reason: To safeguard the character and appearance of the building and preserve the character and appearance of the conservation area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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). Overall the proposal would not be considered harmful to the historic significance of the listed building.

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 2013.

No objections have been received prior to the determination of the application. Historic England have confirmed they have no advice to offer on the application and that it should be determined in line with the Council's specialist conservation advisers. 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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