

Application ref: 2023/5470/P
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Date: 12 March 2025

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

Savills
33 Margaret St
London
W1G0JD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**50-51 Russell Square
London
Camden
WC1B 4JP**

Proposal:

Deep refurbishment of existing building including new facades; erection of replacement roof extension with terrace to rear; reopening of lightwell to front and reconfiguration of entrance area; demolition of two storey outrigger and replacement with three storeys plus plant enclosure; single storey rear infill extension to existing car park with terrace above; erection of full height stair rear core extension.

Drawing Nos:

Existing

0100; 0110 (Rev L04); 0111 (Rev L04); 0112 (Rev L04); 0113 (Rev L04); 0200 (Rev L04); 0300 (Rev L04)

Demolition

0130 (Rev L04); 0131 (Rev L04); 0132 (Rev L04); 0133 (Rev L04); 0230 (Rev L04); 0330 (Rev L04)

Proposed

0150 (Rev L04); 0151 (Rev L04); 0152 (Rev L04); 0153 (Rev L04); 0250 (Rev L04); 0350 (Rev L04)

Planning Statement by Savills; Design and Access Statement by Garnett Architecture; Heritage Appraisal by The Heritage Practice; Daylight and Sunlight Assessment by Delva Patman Redler; Transport Assessment by TTP Consulting; Construction/Demolition Management Plan pro forma; Fire Strategy by Semper; Structural Statement by MNP; Energy and Sustainability Statement by TPS; Basic Air Quality Impact assessment; Noise Impact Assessment by Venta Acoustics

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:

Existing

0100; 0110 (Rev L04); 0111 (Rev L04); 0112 (Rev L04); 0113 (Rev L04); 0200 (Rev L04); 0300 (Rev L04)

Demolition

0130 (Rev L04); 0131 (Rev L04); 0132 (Rev L04); 0133 (Rev L04); 0230 (Rev L04); 0330 (Rev L04)

Proposed

0150 (Rev L04); 0151 (Rev L04); 0152 (Rev L04); 0153 (Rev L04); 0250 (Rev L04); 0350 (Rev L04)

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Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Noise levels

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most

affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

4 Anti-vibration measures

Before the use commences, the plant shall be provided with anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

5 PV panels

Prior to commencement of above ground works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

6 Piling Method Statement

No impact piling to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

7 Detailed drawings/samples

Detailed drawings, or samples of materials as appropriate, in respect of the following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all external windows, doors and balustrades at a scale of 1:10;
- b) Sample panel of the proposed brickwork to show type, colour, bond, mortar mix, joint and pointing to be provided on site;
- c) Sample panel of GRC cladding;
- d.) Sample panel roof extension pressed metal cladding;
- e) Details of the external lighting strategy, including detailed drawings of light fittings, location and luminance levels.

The relevant part of the works shall then be carried in accordance with the approved details

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 Camden Local Plan 2017.

8 Green roof details

Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

9 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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 Camden Local Plan.

10 Non-road mobile machinery

No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in accordance with policy CC4 of the Camden Local Plan 2017, and policy 7.14 of the London Plan and the Mayor's SPG: The Control of Dust and Emissions During Construction and Demolition.

11 Cycle parking

The cycle storage area at basement level for 29 long stay cycles (including associated cycle ramp access to the front lightwell) and the 4 external Sheffield stands (providing 8 short stay spaces) at ground floor level as shown on approved drawing ref: 0150 (LO4) shall be provided in their entirety prior to the first occupation of the building and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

12 Mechanical Ventilation

Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler and kitchen extract and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4.

13 Construction related impacts - Monitoring:

Air quality monitoring should be implemented on site. No development shall take place until:

a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To protect the amenity of surrounding occupiers in accordance with London Borough of Camden Local Plan Policy CC4.

14 Terrace hours of use

The external terraces as shown on the approved drawings shall not be used outside the following times: 08:00 to 20:00 Monday to Sunday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The application site refers to a 1960's office building on the south side of Russell Square at the junction with Bedford Place. It is occupied by Associated British Foods who have used the building as their headquarters for several decades. The motivations for the redevelopment are to expand the premises to cater for growing business needs and improve the energy and sustainability credentials of the building.

Policy E1 supports proposals for the intensification of employment sites and premises where these provide additional employment and other benefits whilst policy E2 requires the level of employment floorspace is increased or maintained in redevelopment schemes and provides other priority uses including housing. The proposal would intensify on-site employment space and deliver housing off-site (see application ref. 2024/2299/P).

The existing building would be substantially refurbished involving the replacement of all facades. The rear link building would be replaced with a new building. During the pre-application process, officers explored retaining the façade and thermally lining the façade internally however, this was ruled out as impractical and would compromise the performance of. Furthermore, a new façade would improve the thermal efficiency of the building extend the lifespan of the building rather than working with the existing windows and cladding.

The building would be extended in three places. At roof level, a larger extension would replace the existing, to the rear a single storey infill extension would replace the existing car park and to the rear on the Bedford Place elevation, an existing two storey outrigger would be replaced with a three storey building plus a setback fourth storey which would accommodate plant. A

new external stair core would be provided from first to roof level. At basement level, an existing 'lid' will be removed to open up a front lightwell that was lost during the 1960s redevelopment of the site. It will be finished with black metal railings. The total uplift of the building would be 399 sqm.

The uplift triggers policy H2 as it exceeds 200 sqm in the Central London Area. In considering whether housing should be provided on site, the Council take into account a number of factors. In this case part 'g' is relevant, 'the extent of any additional floorspace needed for an existing user'. The applicant requires the additional floor area to grow the business and ultimately stay on site. Providing 50% of the uplift as residential including a new dedicated residential entrance and core would result in very limited uplift for the existing business use. Owing to site and heritage constraints, there is no further capacity for additional floorspace. The applicant owns a number of other buildings in the vicinity and has identified an off-site opportunity for housing delivery. The site is 39 and 42-43 Store Street and is subject to a separate application (Ref. 2024/2299/P) to convert the existing offices into 5 residential units (resulting in an uplift of 4 units). The site is well suited to residential use and the standard of accommodation would be good. A clause in the Section 106 agreement will be used to link the uplift of office at the application site to the provision of housing and subsequent loss of office at the donor site.

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In heritage terms, the existing building is identified as a building that detracts from the conservation area. It is noted that the CAAMS has not been reviewed since its adoption in 2011 at which time there was less appreciation of post-war architecture compared to now. In accordance with NPPG, the planning application has provided an opportunity for a fresh assessment of the building. Owing to its quiet and well-mannered facades and elevational treatment which shares an architectural language with a number of other buildings in the conservation area, officers are of the opinion that the building has a neutral status within the conservation area. This status still provides scope for change provided proposals meet the tests with respect to the desirability of preserving or enhancing the character or appearance of conservation area. The site is adjacent to two Grade II listed terraces on Russell Square and Bedford Place and opposite Grade II listed Russell Square Gardens.

The design is expressed as a simple and elegant façade with careful articulation that retains the existing building's recessive and well-detailed character. The new building façade necessitates the projection of the front building line by approx. 0.4m beyond the existing façade. Reducing this projection has been explored but is ultimately required to achieve the necessary insulation. This would cause the property to have a more prominent presence on the terrace than is desired and would bring about a degree of harm (at the lower end of less than substantial) to the adjacent listed terrace. The façade would be clad in profiled GRC elements, toned to complement the terracotta on nearby heritage buildings, attached to the existing structural frame. Details of all facing materials and architectural details will be secured by condition.

At roof level, the replacement extension would improve the existing situation which comprises a poorly detailed extension with bulky plant above up against

the party wall with no.49 Russell Square. The roof profile as viewed from the north, including from Russell Square Gardens, will be enhanced, as will the setting of the adjacent listed building. The roof extension would be clad in pressed anodized metal to give it a distinct and lighter appearance compared to the main building. The extension would be terminated by a brick flank on Bedford Place which evokes the traditional end of terrace chimney stack.

To the rear of the building, an existing on-site car park would be infilled with a single storey of office floorspace with a terrace above. This additional massing and first floor terrace would not be perceptible from anywhere and is acceptable.

The Bedford Place link building would be reconstructed with an additional storey, increasing the height from two to three storeys but maintaining the existing building line. An additional third floor plant enclosure would be well set back from the building line. Being at least a storey lower than adjacent building heights, the link would still read as a subordinate built element in the wider townscape though less so than the current situation. The part erosion of this historical relationship and loss of visual gap, which it should be noted has already been lost to some degree through the existing situation, constitutes less than substantial harm to the conservation area at the lower end of the scale.

- 3 The rear elevation would be re-clad in brick to allow for a more domestic feel and to tie in with the rear elevations on neighbouring heritage buildings, providing a more consistent backdrop to views from within Montague Gardens behind. A stair extension is set away from Bedford Place to conceal its impact. Its form and scale is akin to an historical closet wing. The link extension and stair core will result in more massing as read from Montague Gardens but this is not considered to be excessive and owing to their footprint and height, the extensions maintain a secondary relationship to the surrounding buildings. A slim rear terrace would also be provided at roof level which would be finished with a metal balustrade. Given the existing roof can be accessed currently, a roof terrace in this location is acceptable.

Reinstating the front lightwell is welcomed as it improves the building's relationship with the street and aligns with the front lightwells evident elsewhere in the area. Details of the balustrade will be secured by condition. A structural note has been provided that confirms the excavation involved would not warrant a Basement Impact Assessment.

In amenity terms, the surrounding occupiers are largely commercial but there are two residential units in the lower ground floor of 19 and 20 Bedford Place. A daylight and sunlight assessment has demonstrated that the impacts will comfortably meet BRE guidelines. There are no privacy concerns associated with new terraces and window openings. A noise impact assessment has been submitted in relation to the plant installation which consists of condenser units and air handling plant. It has been reviewed by the Council's Environmental Health officer who finds the proposal acceptable subject to standard conditions limiting noise levels and requiring anti-vibration isolators. A condition will require the roof terraces to not be used beyond 8pm.

The proposals would improve the energy and sustainability performance of the existing building. The proposal would achieve an overall carbon reduction of 66% with 22.49% at Be Green stage. The existing building structure is being retained which is welcomed although there is still substantial demolition, including the rear link building and so a condition securing 95% of waste to be diverted from landfill will be attached. A green roof combined with PV panels would be provided at roof level and both secured by condition. The proposal would achieve BREEAM 'Excellent'. Energy and sustainability plans will be secured by S106 legal agreement.

MVHR is proposed and details of air inlet will be secured by condition. Construction dust risk is medium and real time dust monitoring will be secured by condition with mitigation secured through the CMP. The proposal has satisfactorily demonstrated it would achieve Air Quality Neutral.

The development will be car-free, secured by Section 106 agreement, and represents an improvement on the existing situation as the on-site car park will be removed via development. A contribution to the provision of a disabled parking space (within 50m of the site) shall be secured by Section 106 agreement. Building access will be improved with a new wheelchair accessible lift providing step free access to basement and fifth floor level.

Based on London Plan standards, the cycle parking requirement is 31 long stay and 5 short stay spaces. 29 will be provided at basement level and details will be secured by condition to ensure a proportion is fully accessible. 8 short stay spaces will be located near the entrance.

- 4 On balance, the slightly different mix of long and short stay spaces proposed is acceptable particularly in light of the current provision which comprises only 6 semi vertical cycle racks. Owing to structural constraints a cycle lift is not possible but cycle tracks will be provided on the stairway. Further to this, a micromobility improvements contribution will be secured to allow the Council to provide additional capacity for e-bikes and e-scooters in the local area.

In line with the anticipated increase in cycle and walking trips generated by the development, the Council will seek a contribution of £50,000 towards sustainable transport/public realm improvement schemes to enhance the pedestrian and cycling environment in the vicinity of the site, namely The Holborn Liveable Neighbourhood (HLN) scheme; the contraflow cycle facilities on Guilford Street and the Woburn Place bus priority corridor.

A draft Delivery and Servicing Plan (DSP) was submitted with the application. All delivery and servicing activity would take place on-street, mainly utilising 3.5t Light Goods Vehicles. Waste will be stored at basement level within a dedicated refuse store. Prior to collection, waste will be transported from the basement to surface level within the curtilage of the development. Refuse collection will take place on-street from Bedford Place by a private waste contractor. A more detailed Deliveries and Servicing Plan will be secured by Section 106.

A highways contribution of £20,000 is required to make any changes or repairs to the public highway in the direct vicinity of the development, including the removal of the existing crossover on Bedford Place and the security bollards

fronting the site. This would be secured by Section 106.

Owing to the scale of demolition and construction works in close proximity to Southampton Row and Woburn Place (which form part of the strategic road and cycle networks), a Construction Management Plan together with an implementation support contribution of £10,116 and impact bonds of £16,000 would be secured by Section 106 agreement.

Overall, the less than substantial heritage harm (at the lower end of the scale) identified to the conservation area and setting of neighbouring listed buildings would be outweighed by heritage benefits (upgraded façade design, rationalised roof extension, front lightwell) as well as public benefits including the intensification of employment floorspace in an accessible Central London location and the retention of an existing business. Further, the application would deliver off-site housing, various energy and sustainability benefits alongside the promotion of sustainable travel modes.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the setting of adjacent listed buildings, under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Two objections have been received prior to making this decision, both on design grounds. One relates to the choice of facing materials not matching surrounding buildings and the other considers the proposal to be a missed opportunity to opt for a more radical approach that would better respect the historic terrace and avoid reinstating horizontal emphasis. The existing building is distinctive from the surrounding buildings and the proposed design is working with the existing structure. It would be high quality and sympathetic to its context. Architectural details and materials would be secured by condition. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies G1, H1, H2, A1, A3, A4, D1, D2, CC1, CC2, CC3, CC4, CC5, C6, E1, E2, T1, T2 and DM1. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 5 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).
- 6 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.

- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 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.
- 9 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 10 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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