

Application ref: 2025/1825/L
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Date: 13 May 2025

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Hugh Cullum Architects Ltd
61b Judd Street
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WC1H 9QT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
70 Great Russell Street
London
WC1B 3BN

Proposal:
Refurbishment of timber stairs between ground and first floor.

Drawing Nos: Location Plan; Design & Access and Heritage Statement; Existing Drawings (Drawing No. GRS70-E-100); Proposed Drawings (Drawing No. GRS70-P-100); Proposed Structure No.70 Ground to First Floor Stair Part Plan (Drawing No. 0031-SK21); Proposed Structure No.70 Ground to First Floor Stair Repair Detail Sheet 01 (Drawing No. 0031-SK22); Proposed Structure No.70 Ground to First Floor Stair Repair Detail Sheet 02 (Drawing No. 0031-SK23); Proposed Structure No.70 Ground to First Floor Stair Repair Detail Sheet 03 (Drawing No. 0031-SK24); No.67 to 70 Great Russell Street Structural Engineering Report on Stairs; No.70 Great Russell Street Results of Stair Opening Up 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:

Location Plan; Design & Access and Heritage Statement; Existing Drawings (Drawing No. GRS70-E-100); Proposed Drawings (Drawing No. GRS70-P-100); Proposed Structure No.70 Ground to First Floor Stair Part Plan (Drawing No. 0031-SK21); Proposed Structure No.70 Ground to First Floor Stair Repair Detail Sheet 01 (Drawing No. 0031-SK22); Proposed Structure No.70 Ground to First Floor Stair Repair Detail Sheet 02 (Drawing No. 0031-SK23); Proposed Structure No.70 Ground to First Floor Stair Repair Detail Sheet 03 (Drawing No. 0031-SK24); No.67 to 70 Great Russell Street Structural Engineering Report on Stairs; No.70 Great Russell Street Results of Stair Opening Up 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.

Informative(s):

- 1 Reasons for granting listed building consent:

No.70 Great Russell Street is one of a terrace of six houses, built in 1777-78 and designed by John Nash. The terrace is listed Grade II and is located within Bloomsbury Conservation Area.

The current application seeks listed building consent to refurbish the stairs leading from the ground to the first floor. The proposed works are internal and limited to this section of the staircase, and no other parts of the building will be affected.

The staircase, which is proposed to be repaired, is of the original timber construction, but has had numerous repairs and alterations in the past. The soffit of the stair still has the original lath and lime plaster finish.

The proposed interventions have been limited to the absolute minimum, and include the localised insertion of steel angle brackets, woodscrews and hardwood wedges to stabilise tread, riser and stringer joints, as well as the

connection between the stair and the timber studwork.

To effect the necessary repairs the original lath and lime plaster stair soffit will have to be carefully dismantled, and - once the repair works have been carried out - re-instated with matching laths, lime plaster and reinforcement.

The historic form and structure of the original timber stairs will be retained. The only aspect of this proposal with any potential for adverse impacts is the removal of the original lath and plaster stair soffit, without which the crucial structural repairs cannot be undertaken.

The works are considered the minimum necessary to ensure the structural stability of the communal stair. The need for a structurally sound stair is considered to outweigh the limited loss of historic fabric, and the impact on the overall special interest of the terrace is considered limited.

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

This proposal is for internal works to a Grade II listed building. In line with the Statement of Community Involvement the application was not publicised as there is no statutory requirement to consult.

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 2021 and the National Planning Policy Framework 2024.

- 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.
- 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 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.

- 5 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 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)

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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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer