

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/01/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Tina Garratt				2011/5969/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
55 - 56 Russell Square London WC1B 4HP				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Internal alterations including installation of partition walls and new kitchen at third floor level of offices (Class B1)							
<b>Recommendation(s):</b>		Grant listed building consent					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A – Only internal works to a Grade II listed building					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A – Only internal works to a Grade II listed building					

## Site Description

Nos 55 and 56 Russell Square are part of a terrace of 9 houses built in 1800-1803 by James Burton, on the south side of Russell Square. There are later terracotta dressings to the facades, which are of 3 storeys with attics and basements. The buildings are in office (Class B1) use. No. 54 the adjacent building is in residential use. The buildings are listed Grade II and are in the Bloomsbury CA.

## Relevant History

2010/6656/P & 2010/6657/L                      Granted 04/02/2011

Relocation of existing chiller units and installation of additional units in the front basement area of a building in office use (Class B1)

2005/1517/L                      Granted 24/08/2005

Partial demolition of an internal wall to create an opening.

2005/3762/L                      Granted 13/10/2005

Minor works to a third floor internal wall to create an opening for existing offices.

9270065                      Granted 13/08/1992

External and internal alterations including:-

(i) Formation of new french windows in enlarged opening and erection of new metal work balcony at rear ground floor level.

8770090                      Granted 24/06/1987

Alterations involving the formation of fire protection lobbies to rooms 19 & 29 on the ground and first floors

8700108                      Granted 24/06/1987

Amendments to planning permission dated 3rd November 1983 (Reg.No.PL/0036090/R2) involving the reconstruction of existing rear extension to No.55 and demolition of upper part of rear wall and reconstruction in the form

8770105                      Granted 03/06/1987

Alterations involving the installation of hardwood secondary windows

10398                      Refused 30/03/1971

The use of the 3rd and 4th floors of No.55 Russell Square, W.C.1 as general offices (at present used as offices on a personal permission basis).

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

PPS5: Planning for the Historic Environment (March 2010)

PPS5: Practice Guide (March 2010)

## Assessment

The works proposed affect only the 3<sup>rd</sup> floor level of the building. The premises are currently in use as offices and the works proposed are associated with office use. The new occupiers wish to install several demountable full height partitions, a new tea point and window blinds.

- No pipework will be located beneath the floorboards and none of the pipework requires the removal of any historic fabric.
- New vinyl flooring within the tea point will be fitted on top of the existing modern flooring.
- The window reveals do not have any architraves which would be affected by the installation of the blinds.
- The character of the interior has been much altered in the past through the conversion to offices and as a result much of the historic character at this level has been lost. There are even openings within the party wall resulting in lateral conversion at this level.
- The new partitions would allow the original scale and form of the rooms to remain apparent and moreover the partitions are an easily reversible alteration.
- None of the works would harm any historic fabric.
- The proposals will not have any greater impact on the historic floor loadings.

Recommendation: Grant listed building consent

### Disclaimer

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