

Mr Graham Oliver
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Application Ref: **2010/6167/L**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

19 January 2011

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
45 Russell Square
London
WC1B 4JP

Proposal:
Installation of a soil pipe at third floor level and toilet extract ductwork and internal alterations at basement and third floor level for office premises (Class B1a).

Drawing Nos: 5393/07; TPS/45RS/P/D-D rev.A; /P/R; //P/2; /P/3 rev. C; /P/RE rev.A; timber notch plate repair; method statement; conservation assessment of proposed additional lavatories; radiator detail

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (promote high quality places) the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (promote high quality places) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (conserve Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings 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:

Plan, elevation and section drawings of the position boxed-in pipe work in relation to cornices and architraves in the vicinity.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (promote high quality places) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (conserve Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The new roof vent pipe hereby approved shall be painted black and retained as such hereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (promote high quality places) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [secure high quality design) and DP25 (conserve Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative:

1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer's report

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