

PDA
Paul Dickinson
and Associates

29 February 2008

Our ref: PD/KH/07 019

Robert Scourfield
Director of Culture & Environment
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8EQ

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2008 / 1148 / L

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For the attention of Stuart Minty, Senior Planner, Culture & Environment Directorate

Dear Mr Scourfield

TOWN & COUNTRY PLANNING ACT 1990
LISTED BUILDING CONSENT
71 GREAT RUSSELL STREET, WC1B 3BP
LPA REF 2007/2921/L

I refer to the above listed building consent granted on 11 December 2007.

Condition (5) to the listed building consent requires approval of certain details relating to skirting, cornices, windows, doors, electrical, fire and security systems. I have pleasure in enclosing the following drawings which are submitted pursuant to this condition:

2007/62/14	-	Basement Plan
2007/62/15	-	Ground Floor Plan
2007/62/16	-	First Floor Plan
2007/62/17	-	Second Floor Plan
2007/62/18	-	Third Floor Plan
2007/62/19	-	Proposed Fireplaces
2007/62/20	-	Proposed Internal Doors
2007/62/21	-	Cornice, Dado, Picture Rail & Skirting Survey and Proposals
2007/62/22	-	Cornice, Dado, Picture Rail & Skirting Profiles
2007/62/23	-	Cornice, Dado, Picture Rail – Photographic Survey
2007/62/24	-	Skirtings – Photographic Survey

The drawings provide details of each of the elements set out in the condition as follows:-

(a) Repair and Reinstatement of Skirtings

Drawing 2007/62/21 provides a survey of skirtings within the property. Drawing 2007/62/23 and 24 drawings provides a photographic survey. Drawing 2007/62/21 notates the proposals and shows either repairing and retaining existing skirtings where possible or where they are beyond repair replacing with new to match the style and age of the property. Drawing

2007/62/22 provides detailed sections of the new skirting being produced by joinery specialists (Jerram Falkus Joinery).

(b) Repair and Reinstatement of Cornices

Drawing 2007/62/21 provides a survey of cornice, dado and picture rails within the property. Drawing 2007/62/23 provides a photographic survey. Drawing 2007/62/21 notes the proposals for either repairing and retaining existing cornices etc where possible or where they are beyond repair replacing with new to match the style and age of the property.

Drawing 2007/62/22 provides detailed sections of new dado rail and picture rail to match existing produced by joinery specialists (Jerram Falkus Joinery) and three types of replacement cornicing produced by cornice specialists (Davies Period Plaster Mouldings) to replace existing where it cannot be repaired and retained.

(c) Electrical Telecommunications, Lighting and Pipe Services

Drawings 2007/62/14 to 18 provide details of electrical layout etc for each of the 5 floors to the property. Existing joist notches are to be used for services routing.

(d) Fire Detection and Supporting Systems

Drawings 2007/62/14 to 18 show proposals for smoke detectors to each landing and ceiling sprinkler heads to all principal rooms. The Council's Building Regulations Department have insisted we all install these to satisfy their requirements.

(e) Security Systems

Drawings 2007/62/14 to 18 show proposed security system. High level movement sensors and window sensors are provided to basement and ground floor. There is a video entrance system to the basement and ground floor and a security control panel for door entry within the ground floor entrance lobby.

(f) Upgrade of Chimney Flues and Details of New Fireplaces

No works are proposed to chimney flues. Drawing 2007/62/19 provides details of proposed replacement fire places where the existing fire places were beyond repair: dining room (ground floor), receptions 1 and 2 (first floor) and master bedroom (second floor). The existing fireplace in the original tearoom at first floor level has been retained as required by the Council.

(g) Any Other Works required to Satisfy Building Regulations

None

(h) Details of all new Door and Window Joinery

Informative (1) to the Council's Decision Notice notes that the internal door details were not specific in type when submitted with the original application. These did not specify which

door types is proposed in each doorway. Drawing 2007/62/20 shows details of proposed six panel and four panel doors and lists the proposed positions for each door type (cross referencing to drawings 2007/62/14 to 18). All doors are to be constructed to FD 30 minute fire standard. Drawing 2007/62/20 also shows details of standard door jambs (scale 1:2).

I would be grateful if you could provide written confirmation as soon as possible that the enclosed details are acceptable and as such Condition (5) to the listed building consent is therefore discharged.

Yours sincerely

PAUL DICKINSON

Encl.

cc: Richard Forman