

Planning and Communications Department

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B Schlaffenberg Dr Arch (Rome) Dip TP FRTP  
Director of Planning and Communications

Messrs Gerald Shenstone & Partners,  
26 Bloomsbury Square,  
London WC1A 2PN.

Date 29 NOV 1974

4986/GGS/MLR

Your reference CTP/N14/7/E/HB762

Our reference

Telephone inquiries to:  
Mr. J. Newby

42

Ext.

Dear Sir(s) or Madam,

Town and Country Planning Act 1971  
Listed Building Consent (Conditional)

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the under-mentioned Schedule, subject to the conditions set out therein.

Your attention is drawn:-

- (a) to the Statement of Applicant's Rights set out overleaf;
- (b) to the provisions of the London Building Act, 1930/39 and the bye-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office.

The consent is given subject also to due compliance with the Town and Country Planning Act, any local Acts, regulations, building bye-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

12th February 1974 SCHEDULE

Date of application: HB762

B4986/1+1A, 2.2A, 3B, 4B, 5A

Plans submitted: Reg. No: Your No:  
Restoration and refurbishment, of 44/49 Russell Square, W.C.1.  
the modernisation of the interior, and the erection of rear extensions to  
provide office and residential accommodation.


All correspondence to be addressed  
to the Director of Planning and  
Communications.

P.T.O.

Conditions: **See attached sheet**

Reasons for Conditions: **See attached sheet**

Yours faithfully,

Director   
(Duly authorised by  
the Council to sign  
this Document)

**Statement of Applicant's Rights Arising from Granting of Permission Subject to Conditions**

1. If the applicant is aggrieved by the decision of the local planning authority to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State, Department of the Environment, Whitehall, London, SW1, in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed works are in progress.
2. If listed building consent is granted subject to conditions whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the County Borough, County District or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 190 of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 172 of the Town and Country Planning Act 1971

Conditions: 1. That detailed drawings in respect of the following shall  
b) submitted to and approved by the local planning authority, in  
consultation with the Greater London Council prior to the commencement  
of work on site:-

- a) Partitioning to form fire and lift lobbies within front and rear  
rooms on ground, and first floors including doors to same and to lift  
departments.
- b) Fenestration to new extensions at the rear of Nos. 45 & 46, and  
flank wall of 44 Montague Street.
- c) New mansard ~~storey~~ and dormers therein above the former billiards  
room extension facing Montague Street.

2. All new works and work in making good shall be carried  
out to match the original in colour, texture and profile and in the  
case of brickwork, face-brick and pointing.

3. No pipes or plumbing shall be affixed on any external  
face of the building.

4. All the existing chimney stacks and pots shall be  
retained in their present form.

5. The new lift towers shall be so constructed as not to be  
visible above the roof line of the existing building when viewed  
from Russell Square.

Reasons for Conditions:

1. In order that the Council, in conjunction with the  
Greater London Council, may give consideration to the details of the  
proposed development.

2. To ensure that the Council may be satisfied with the  
external appearance of the building.

3. Because it is considered that these would seriously  
detract from the appearance of the building.

4&5. To ensure that the Council may be satisfied with the  
external appearance of the building.