

Mr. Adam Knight
Hugh Broughton Architects
41a Beavor Lane
London
W6 9BL

Application Ref: **2014/7630/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

8 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Congress House
23-28 Great Russell Street
London
WC1B 3LN

Proposal:

Removal of the glass over-cladding to the Conference Hall roof, installed in 1996, to reveal the original glazed hexagonal roof. Removal of black metal mesh to Council Chamber glazing on West side. Installation of a lightweight ETFE canopy over the courtyard to protect the original Conference Hall roof and Jacob Epstein sculpture from further deterioration. Refurbishment of 6th floor balconies. Replacing the existing bronze balustrades to the Dyott Street balconies to incorporate bronze framed laminated toughened glass panels, following an incident involving the failure of an original glazed panel falling to street level.

Drawing Nos: Site Location Plan; Existing Drawings; Proposed Drawings; Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans - Site Location Plan; Existing Drawings; Proposed Drawings; Design and Access Statement

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Details of and samples of materials, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

the proposed EFTE canopy.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Details in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a full methodology for the proposed cleaning of the Jacob Epstein sculpture in the Congress House courtyard (this shall include details of a trial clean of a discrete part of the sculpture)

Once approved in writing by the local planning authority the trial cleaning shall be carried out in accordance with the details thus approved. If the results of the trial

prove unsuccessful, then a new methodology shall be drawn up and trialled until such time as a methodology has been agreed and trialled that can be applied to the entirety of the sculpture.

Then the methodology for the clean of the entire sculpture approved and successfully trialled shall be carried out strictly in accordance with the approved details.

Reason: To safeguard the appearance and structural integrity of the sculpture in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to commencement of works to install the replacement balconies facing onto Dyott Street, one of the balconies to be replaced shall be selected by the applicant and a new balcony installed strictly in accordance with the details approved . If on its completion, it is considered that the balcony does not accurately reflect the existing building's fabric then new detailed drawings and or samples of materials as appropriate of the balconies shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun and these details carried out on site strictly in accordance. This process shall be repeated if necessary until such time as a design is agreed and successfully demonstrated on site. Then, the agreed final details shall be implemented for all the remaining Dyott street balconies and retained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposal concerns the removal of a glass over-cladding to the Conference Hall roof and a black metal mesh to the Council Chamber, the installation of a lightweight EFTE canopy over the courtyard to protect the exposed Conference Hall roof and the cleaning of the Jacob Epstein courtyard sculpture; the refurbishment of the 6th floor balconies and replacing the bronze balustrades on the Dyott Street balconies with new ones incorporating toughened glass panels. The works have been considered pre-submission by Historic England and the local planning authority's conservation team and the submitted scheme, which is also the subject of a listed building consent, has been revised to accord with their advice. Although the works are considered acceptable as submitted in general, there would still be matters to reserve for determination post-submission and so the balconies, a sample of the EFTE canopy and cleaning of the Jacob Epstein courtyard statue shall be further detailed through planning conditions. Overall, given the fact that the works involve removal of what are considered unattractive

features and that they also consist of works to refurbish existing ones, such as the balconies and the statue, the works are welcomed and found to be in keeping with the character and appearance of the host building and where they would be visible from outside the site, they are considered to be in keeping with the character and appearance of the Bloomsbury Conservation Area.

With respect to neighbour amenity, the balconies to be refurbished are not new and so any overlooking they afford is an existing arrangement and so cannot be addressed. With respect to the new roof canopy this would cover the footprint of the existing building and so is not considered to impact on other neighbours. The other works proposed have no amenity implications for neighbours.

The application was advertised by press and site notice and 135 neighbours were consulted. One letter was received, writing in support and one was received objecting to the proposal. The objector focused on noise and disturbance during construction. An informative can be added to address this concern but it is not considered a material grounds for refusal.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.66 & s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 & DP26 of the London Borough of Camden Local Development Framework. The proposal also accords with policies 7.4, 7.6 & 7.8 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 56 -68 & 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment