



ENGLISH HERITAGE

LONDON OFFICE

Mr Neil Luxton
London Borough of Camden
Development Management
5 Pancras Square
London
N1C 4AG

Direct Dial: 020 7973 3763
Direct Fax: 020 7973 3792

Our ref: P00445537

19 February 2015

Dear Mr Luxton

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
CONGRESS HOUSE 23-28 GREAT RUSSELL STREET LONDON WC1B 3LN
Application No 2014/7630/P**

Thank you for your letter of 30 January 2015 notifying us of the application for planning permission relating to the above site. These proposals include the removal of modern glass cladding to the Conference Hall roof of Grade II* listed Congress House and the installation of a ETFE canopy over the courtyard space. The refurbishment of the balconies facing Dyott Street is also proposed.

English Heritage Advice

English Heritage was pleased to be involved in pre-application discussions regarding these proposals and it is very encouraging that our advice has been addressed in the submitted documentation. We are particularly pleased to see that the original design of the Dyott Street balconies will be retained as part of their refurbishment. Your Council should ensure that the new fabric will match the appearance of the existing as closely as possible. Consideration should be given to carrying out the work to one balcony as a pre-commencement condition to ensure that the new work will accurately reflect the existing.

The most significant intervention proposed is the removal of the modern glass over-cladding to the highly important hexagonal coffered roof, and the installation of a ETFE canopy at a much higher level to create a covered courtyard space. We understand that the lead gutters to the original roof have always leaked and the over-cladding was installed in the 1990s to make the building watertight. The over-cladding has compromised the aesthetic quality of the roof structure and therefore its removal would be a significant enhancement. It has been explained in the submission that correcting the defective guttering would involve significant alteration to the coffered roof, and the canopy is therefore perceived as a more sensitive solution to this problem.

In light of this, English Heritage broadly welcomes the proposal to introduce a canopy structure, which would be installed at a sufficiently high level to retain a sense of

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openness within the courtyard. We would encourage a sample of the ETFE to be provided to ensure that the canopy would be as transparent as possible. We also recognise that significant heritage benefits would be secured in the removal of the undesirable modern over-cladding and the black mesh to the Council Chamber. The canopy would also prevent further deterioration to the highly significant Jacob Epstein sculpture in the courtyard which has suffered from water staining over the years. We welcome the intention to enhance the significance of the sculpture by cleaning; however, this should be subject to a full methodology and a trial in a discrete part of the sculpture to ensure that no damage would occur.

We note that no associated listed building consent application has been submitted as part of these proposals and we would normally expect this to be provided for large developments such as this. Therefore your Council should consider requesting a listed building consent application from the applicant.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again on the application for planning permission. However, if you would like further advice, please contact us to explain your request.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely



Alasdair Young

Assistant Inspector of Historic Buildings and Areas

E-mail: alasdair.young@english-heritage.org.uk

cc Antonia Powell, London Borough of Camden

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London Borough of Camden
Development Management
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London
N1C 4AG

Direct Dial: 020 7973 3763

Our ref: L00455990

7 May 2015

Dear Mr Luxton

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015**

**Authorisation to Determine an Application for Listed Building Consent as Seen
Fit**

**CONGRESS HOUSE, 23-28 GREAT RUSSELL STREET , LONDON, WC1B 3LN
Application No 2015/2268/L**

Applicant: Mrs Karen Bartram
Grade of building(s): II*
Proposed works: 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 numbers: Drawings as approved by the local planning authority

Date of application: 21 April 2015
Date of referral by Council: 21 April 2015
Date received by Historic England: 21 April 2015
Date referred to CLG: 7 May 2015

You are hereby authorised to determine the application for listed building consent



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referred to above as you think fit. In so doing Historic England would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.

Yours sincerely



Alasdair Young

Assistant Inspector of Historic Buildings and Areas

E-mail: aldasair.young@HistoricEngland.org.uk

NB: This authorisation is not valid unless it has been appropriately endorsed by the Secretary of State.

DRAFT



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Our ref: **W**: L00455990

7 May 2015

Dear Mr Luxton

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
Application for Listed Building Consent**

**CONGRESS HOUSE, 23-28 GREAT RUSSELL STREET , LONDON, WC1B 3LN
Application No 2015/2268/L**

Thank you for your letter of 21 April 2015 notifying Historic England of the scheme relating to the above site.

Historic England (formerly English Heritage) was involved in pre-application discussions over these proposals for Grade II* listed Congress House, and provided generally positive comments in response to the associated planning application (ref: 2014/7630/P) which I enclose for your information. We rest on the advice provided at that stage, and have no further comments to make on the listed building consent application.

Recommendation

This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

We have therefore drafted the necessary letter of authorisation (draft attached) for your Council to determine the application as you see fit and referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of authorisation to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

Please note that this response relates to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the



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Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely



Assistant Inspector of Historic Buildings and Areas
E-mail: alasdair.young@HistoricEngland.org.uk

Enc: Draft letter of authorisation

List of documents received by Historic England

CONGRESS HOUSE, 23-28 GREAT RUSSELL STREET , LONDON, WC1B 3LN
Application No 2015/2268/L



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