

Mr John Alexander
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Application Ref: **2015/1270/L**

Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

29 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
23-24 Russell Square
London
WC1H 0XG

Proposal:

Internal and external alterations including the replacement of two 3-over-3 sash windows within the rear lightwell with larger 6-over-6 timber sash windows, the removal of two external walls within the front lightwell beneath the stair, the installation of secondary glazing to the front windows at lower ground level, and minor alterations to internal partitions at lower ground level.

Drawing Nos: Site location plan; 140638 L(0)01 B; L(0)02 C; L(0)04; L(0)10; Heritage statement; design and access statement.

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

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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed removal of the non-original under-stair infill to the front elevation will improve the building's appearance. Replacing two non-original sash windows within the rear lightwell with taller sashes will not have a detrimental impact on the building's appearance or character.

Internally, slim secondary glazing is proposed to the windows on the front elevation; this is appropriately designed, positioned and affixed. Minor alterations to partitioning will not have a detrimental impact on the building's historic layout at this level.

No historic or otherwise significant fabric will be lost or affected by the proposal, and the materials, finish and detailed design of the proposed interventions are considered acceptable. The proposal is therefore considered to preserve the building's character, appearance and special architectural and historic interest.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London

Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 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