

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

Application Ref: **2015/2268/L**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

27 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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.

Drawing Nos: E1000_Rev.P; E1017_Rev.P1; E1018_Rev.P1; E1020_Rev.P1;
E1021_Rev.P1; E1022_Rev.P1; E1030_Rev.P1; P1032_Rev.P1; P1032_Rev.P1;
P1020_Rev.P1; P1021_Rev.P1; P1022_Rev.P1; P1030_Rev.P1; P1031_Rev.P1;
P1032_Rev.P1; P1200_Rev.P1; P1201_Rev.P1; P1401_Rev.P1; P1402_Rev.P1;
P1403_Rev.P1; P1404_Rev.P1; 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.

- 4 Detailed drawings, or samples of materials as appropriate, 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 sample of the 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 DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 A full methodology for the proposed cleaning of the Jacob Epstein sculpture in the Congress House courtyard (including details of a trial clean of a discrete part of the sculpture) shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Once approved in writing by the local planning authority the trial cleaning shall be carried out in accordance with the details thus approved. The results of the trial shall then be submitted to and approved in writing by the local planning authority. 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.

The methodology for the cleaning 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 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. The results of the trial balcony shall be submitted and approved in writing by the local planning authority. 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. 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 DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

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 planning application, 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. These have been imposed on the planning permission which forms a sister application to this

listed building application. 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. The proposal, would therefore be acceptable in terms of its impact on the character, fabric and appearance of the listed building, ensuring that it retains its special architectural and historic interest.

The application was advertised by press and site notice on the 30th and 24th April respectively. Historic England were consulted and raised no objection subject to planning conditions being satisfied regarding the balconies, the canopy and the cleaning of the statue.

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

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 proposed development 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. The proposal also accords with policy 7.4 of the London Plan March 2015, consolidated with alterations since 2011 and Paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment