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N7 8PN

Application Ref: **2015/3682/L**  
Please ask for: **Jennifer Chivers**  
Telephone: 020 7974 **3303**

15 September 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**99 Great Russell Street**  
**London**  
**WC1B 3JQ**

Proposal:  
Addition of glazed roof extension over courtyard to rear of premises

Drawing Nos: OS Map; FS10; FS11; FS12; FS13; FS14; FS15; FS20; FS21.

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 drawings 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 The existing external brickwork shall be left exposed and shall not be rendered, treated, painted, clad or otherwise altered to accommodate the extension hereby approved.

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 extension is lightweight in its appearance and construction, and confined to the building's lower ground level, positioned between the two projecting wings. It is a simple mono-pitch glazed roof, with slim painted timber supports. There is already a door access within the rear elevation and no additional openings or other alterations are proposed to the rear in order to accommodate the glazed extension.

It is proposed to sit comfortably below the cill level of the ground floor windows, is modest in size, and represents a reversible intervention. To this end, the proposal is not considered to have a harmful impact upon the building's special architectural or historic interest.

Public consultation was undertaken by placement of a press and site notice, and no responses were received.

Historic England was consulted, whereby it provided a letter of authorisation for listed building consent.

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 policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 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