

Ms Sarah Smith
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Application Ref: **2015/7277/L**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

11 May 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
46-47 Russell Square
London
WC1B 4JP

Proposal: Internal works to include renovation of WC and kitchen facilities, removal of suspended ceilings and upper floor partitions, installation of new lighting and accessibility improvements to include a lift from pavement to basement level and other minor alterations

Drawing Nos: 4054_D (--) 01 Rev00; 4054_D (--) 02 Rev00; 4054_D (--) 03 Rev00; 4054_D (--) 04 Rev00; 4054_D (--) 05 Rev00; 4054_D (--) 07 Rev00; 4054_D (--) 08 Rev00; 4054_D (--) 10 Rev00; 4054_D (--) 11 Rev00; 4054_D (--) 12 Rev00; 4054_D (--) 20 Rev00; 4054_D (--) 21 Rev00; 4054_D (19) 70 Rev01; 4054_D (19) 71 Rev01; 4054_D (19) 72 Rev01; 4054_D (--) 73 Rev00; 4054_D (19) 74 Rev00; 4054_D (--) 75 Rev 00; 4054_D (--) 76 Rev 00; 4054_D (19) 77 Rev01; 4054_D (19) 78 Rev01; 4054_D (19) 79 Rev01; 4054_D (19) 80 Rev 01; 4054_D (19) 83 Rev 01; 4054_D (19) 82 Rev 01; 4054_D (19) 81 Rev01; 4054_D (99) 108 Rev00; 4054_D (99) 100 Rev02; 4054_D (99) 60 Rev01; 4054_D (99) 59 Rev02; 4054_D (99) 58 Rev01; 4054_D (99) 57 Rev02; 4054_D (99) 54 Rev02; 4054_D (99) 53 Rev02; 4054_D (--) 48 Rev02; 4054_D (99) 47 Rev03; 4054_D (99) 56 Rev02; 4054_D (99) 55 Rev01; 4054_D (--) 52 Rev00; 4054_D (--) 49 Rev01; 4054_D (--) 50 Rev01; 4054_D (99) 46 Rev03; 4054_D (--) 105 Rev00; 4054_D (--) 106 Rev00; 4054_D (-) 104 Rev00; 4054_D (--) 31 Rev 00; 4054_D (--) 32 Rev 00; 4054_D (--) 33 Rev 00; 4054_D (--) 34 Rev 00; 4054_D (--) 35 Rev 00; 4054_D (--) 36 Rev 00; 4054_D



(--) 37 Rev 00; 4054_D (--) 38 Rev 00; 4054_D (--) 39 Rev 00; Design and Access Statement; and Heritage Statement

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 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) Details of materials for all works to the front basement lightwell and proposed platform lift.

b) Typical elevations of all new doors at a scale of 1:10 on the basement, ground and first floors with typical moulding and architrave details at a scale of 1:1.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus 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.

- 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.

Informatives:

- 1 Reasons for granting listed building consent:

Internal works within the host building are to include the removal of some non-historic partitions and the removal of non-historic suspended ceilings. The removal of these later additions will improve its function as an educational institution while in

the process partially restoring historic volumes. New lighting will be installed following the removal of the suspended ceilings which is not considered to cause any undue harm to the fabric of the building. The proposed new door at ground floor level will re-open a lost connection in an appropriate location, style and scale. On the upper and basement floor, WC and shower facilities will be reorganised and refurbished which are considered acceptable being within an area of no special interest and not of harm to architectural or historic value of the building. In association with the proposed platform lift, some of the doorways at basement level will be widened. Two of these openings are non-original and special interest is unaffected, however one is a lateral opening through the historic party wall in which nibs have been preserved in the opening to preserve the two separate building forms at basement level.

External alterations to the host building consist of a roof light to the rear extension and enlarging of 3x windows at the side elevation of the extension and installing a modern sequence of double glazed slanted roof lights to facilitate the basement corridor will involve the limited loss of historic fabric with low significance. New servicing provided by the heat pump system and associated internal piping and equipment installation will not affect the special interest of the listed buildings.

To the front of the building, the platform lift has been carefully designed resulting in a very small loss of historic fabric inside the light well as it has been positioned to allow the reuse of an existing section of the front railing as a gate causing minimum disruption to the decorative sequence. At basement level, the proposed lift will obstruct a vault and this will be fixed shut. The internal and external alterations in association with the platform lift are justified as it is the only means of creating access that is compliant with the Disability Discrimination Act (2005).

As some of the works were external, public consultation was necessary and undertaken by placement of a site notice in close proximity to the site and a press notice. No objections were received following consultation. The site's planning history was taken into account when coming to this decision.

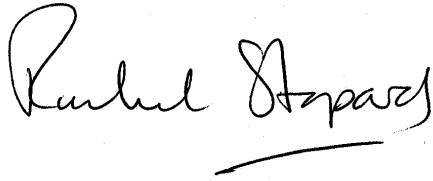
Special regard has been attached to the desirability of preserving or enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory 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 2016 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 'Rachel Stopard', with a horizontal line drawn underneath it.

Rachel Stopard
Director of Supporting Communities