

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

Application Ref: **2016/3882/L**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

15 December 2016

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: Alterations to Bainbridge Street entrance area including installation of glazed screen; refurbishment of reception area and offices at ground, second, third, fourth, fifth and sixth floor levels including removal of some internal partitions; rearrangement at basement level to provide facilities and servicing; other external alterations.

Drawing Nos: E1000 (Rev P1); E1001 (Rev P2); E1010 (Rev P1); E1011 (Rev P1); E1012 (Rev P1); E1013 (Rev P1); E1014 (Rev P1); E1015 (Rev P1); E1016 (Rev P1); E1017 (Rev P1); E1020 (Rev P1); E1021 (Rev P1); E1030 (Rev P1); E1031 (Rev P1); E1032 (Rev P1); P1010 (Rev P1); P1011 (Rev P3); P1012 (Rev P1); P1013 (Rev P1); P1014 (Rev P1); P1015 (Rev P1); P1016 (Rev P1); P1017 (Rev P2); P1020 (Rev P2); P1021 (Rev P3); P1030 (Rev P2); P1031 (Rev P2); P1032 (Rev P2); P1040 (Rev P1); P1041 (Rev P1); P1042 (Rev P2); P1110 (Rev P2); P1111 (Rev P3); P1112 (Rev P2); P1113 (Rev P2); P1114 (Rev P1); P1115 (Rev P1); P1120 (Rev P1); P1121 (Rev P1); P1131 (Rev P1); P1140 (Rev P1); Design & Access Statement incorporating a Heritage Impact Assessment; Noise Impact assessment - Report 16/0190/R1 (prepared by Cole Jarman)



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 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 All historic fabric removed during the course of these works shall be salvaged and retained on site for use within the scheme. Full details in respect of the proposed locations for the reuse of salvaged materials shall be submitted to the Local Authority and approved in writing prior to any of the historic fabric being removed. This is including but not limited to:

1. Flooring: Sicilian Pearl Marble, York or Portland Stone, Timber, Glass and brass insets.
2. Joinery: the former Bainbridge Street entrance doors, internal doors, panelling, skirting.
3. Metal work: external bronze handrail and balustrade, bronze or other metal work.

The relevant part of the works shall be carried out 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.

- 5 Full details 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.) the commissioned glass screen around the vehicle ramp
 - b.) the Dyott Street entrance to Bainbridge House, including the doors and toughened glass balustrade to the steps.
 - c.) the proposed bronze coloured glazing system to the ground floor.

The relevant part of the works shall be carried out 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.

Informative(s):

- 1 Several revisions have been made at officer request which have addressed earlier concerns. The scheme is now considered acceptable in principal, subject to conditions.

The retention and refurbishment of the existing floor finishes, i.e. Sicilian Pearl Marble and timber, to the ground floor of Bainbridge House, within the new internal layout provide clear indications of the original floor plan which is welcomed.

The proposed window frames of the ground floor of the Bainbridge Building are in bronze to match the existing original window frames of Congress House. This is considered to be an improvement on the current white frames which fail to relate to the original design detailing. This is considered to enhance the character and appearance of the building and is welcomed. This particular building is so refined in the use of materials and details that the loss or modification of any original fabric should be kept to a minimum.

The original external bronze hand rail and balustrade to Bainbridge Street and around the vehicle ramp at the junction with Dyott Street is to be retained in five sections between the columns along Bainbridge Street which will help maintain a sense of the original raised undercroft which enlivens the Bainbridge Street elevation.

The handrail and balustrade are considered to be interesting architectural elements which contribute to the high significance of this listed grade II* building. Some will be accommodated elsewhere in the building and further locations should be sought.

The curved glass screen to the ramp is now framed in bronze. The design of the curved glass screen to the ramp is to be subject of a competition- this is in line with the ongoing commitment of the TUC of commissioning artists. This is considered acceptable subject to the relevant condition.

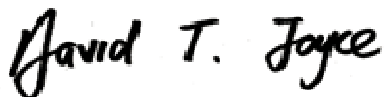
Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities