

Mr Bob Barton
Barton Engineers Ltd
303 Westbourne Studios
242 Acklam Road
London
W10 5JJ

Application Ref: **2016/5695/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

16 December 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
27 Russell Square
London
WC1B 5DP

Proposal: External alterations and repair works including the replacement of existing asphalt roof gutters with lead and replacement of existing rooflights and access hatches with timber framed rooflights. Structural repairs to internal spine walls at third and second floor levels and to the existing roof structure.

Drawing Nos: Site Location Plan; 15-137: -1.1 P2, -1.2 P2, -1.3 P2, -1.4 P1, 2.1 P2, -2.2 P1, -2.3 P2, -3.1 P1; Design & Access Statement prepared by Barton Engineers dated October 2016; Heritage Statement prepared by Barton Engineers dated October 2016; Structural Survey prepared by Barton Engineers dated February 2016.

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 The site forms part of an incomplete terrace of 5 houses, c1814 by James Burton, collectively listed at grade II and are within Bloomsbury CA fronting onto Russell Square.

The proposals involve internal structural repairs and replacement of existing asphalt roof gutters with lead and replacement of existing rooflights and access hatches with timber framed rooflights. There is clear evidence of damage to the internal structure at second and third floor levels, comprising settlement and severe deformation of internal walls. A detailed structural survey has been submitted to accompany the proposed remedial works, which concludes in summary that the causes of this damage are due to previous inappropriate removal of internal structural walls and reconstruction of the floor structure at second floor level with joists spanning to the structurally insufficient central spine wall. The proposed structural repairs comprise the insertion of steel sections within the existing, already modified, timber structure. The interventions will be hidden behind existing plasterboard wall finishes and modern flooring. It is also proposed to renew the existing asphalt guttering in lead, to render the chimney stack in lime and to replace the existing rooflights and access hatches with timber-framed rooflights, all of which are considered to be appropriate interventions that preserve and, in the case of the rooflights, enhance the building's character. The proposed works are not considered to cause harm to the special interest of the listed building.

Public consultation was undertaken through a press and site notice. No objections were received prior to the determination of this application. The site's planning history was 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.

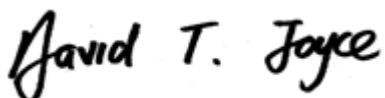
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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



David Joyce
Executive Director Supporting Communities

