

Mr Michael Royaltan-Kisch
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Application Ref: **2016/6063/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

5 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Russell Mansions
144 Southampton Row
London
WC1B 5AJ

Proposal:

External alterations and refurbishment comprising replacement slate roof, replacement of existing single glazed timber-framed sash/casement windows on the front elevation with double glazed timber-framed sash/casement windows and repair and redecoration of front elevation brickwork, stonework and metalwork.

Drawing Nos: 000, 001, 002T, 003, 004-i, 004-ii, 005, 101P, 102T, 103T, 104T, 105T, 201P, 202T, 203T, 204T, 205T, 009A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:- 000, 001, 002T, 003, 004-i, 004-ii, 005, 101P, 102T, 103T, 104T, 105T, 201P, 202T, 203T, 204T, 205T, 009A.

Reason:- For the avoidance of doubt and in the interest of proper planning.

- 3 Detailed drawings/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 all materials including samples where appropriate.
- b). Details including sections at 1:10 of proposed replacement window type E (including jambs, head and cill details).
- c). Details of the mortar type and finish for proposed repointing of brickwork.
- d). Details of paint finishes for external alterations.

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 DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

Russell Mansions is an 8 storey Victorian building located within the Bloomsbury Conservation Area.

The development is for external alterations and refurbishment comprising a replacement slate roof, replacement of the existing single glazed timber-framed sash/casement windows on the front elevation with double glazed timber-framed sash/casement windows and repair and redecoration of front elevation brickwork, stonework and metalwork.

The proposed double glazed timber-framed sash/casement windows would match design of the existing windows and would preserve the character of the building and the conservation area. The other alterations including the replacement slate roof, cleaning and repointing of brickwork, minor repairs to stonework and repainting of balconies would all enhance the character and appearance of the building within the conservation area.

The development would not impact on the amenity of neighbouring properties.

The planning history of the site was taken into account when coming to this decision.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016; and the National Planning Policy Framework 2012.

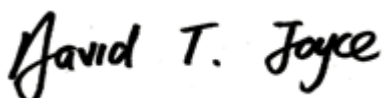
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 Compliance and Enforcement team [Regulatory Services], 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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



David Joyce
Executive Director Supporting Communities

