

Mr Ben Campbell
CBRE
46-47 Russell Square
LONDON
WC1B 4HP

Application Ref: **2016/6991/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

13 March 2017

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:

Replacement of first floor front balconies and skylight glazing to rear basement like-for-like.

Drawing Nos:

OS Site Location Plan (ARL.00 & ABS.00);

ARL.01, ARL.02, ARL.03, ARL.04, ARL.05, ARL.06, ARL.07., ARL.08, ARL.09, ARL.10,
ARL.11

ARL.12, ARL.13, ARL.14, ARL.15, ARL.16, ARL.21, ARL.22, ARL.23, ARL.24, ARL.25,
ARL.26;

ABS.01, ABS.02, ABS.03, ABS.04, ABS.05, ABS.06, ABS.07, ABS.08, ABS.09, ABS.10,
ABS.11, ABS.12, ABS.22, ABS.23, ABS.28, ABS.29, ABS.30, ABS.31, ABS.32;

Design & Access Statement.

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.

- 4 A method statement, including details of removal, carving and installation of the replacement balconies and reinstatement of the retained balcony railings shall be submitted to and approved in writing by the Council before works are commenced. 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.

- 5 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting Listed Building Consent:
46 and 47 Russell Square are two houses in a Grade-II listed terrace (Nos. 44-49), built in c. 1800 and with elevations reworked in c.1898. No. 47 is part of the projecting central element of the palatial composition, while No. 46 is slightly recessed and stands a storey lower. Both have Mansard roof extensions.

The proposals would replace the failing stonework of the two continuous first-floor front balconies across the houses, like-for-like with matching moulding in Portland Stone. The existing ornate railings would be retained and reinstated, with modest repairs. Both balconies show substantial cracking, both across their width, and around their junctions with the front façades. The proposals would also replace an L-shaped run of rooflights around the corridor serving a modern lower-ground floor extension at the rear. The new rooflights will be double glazed, but are a legibly modern innovation, such that any non-historic reflective qualities will not impact on appreciation of the rear elevations and fenestration around them. The scale, dimensions and framing of the proposed are comparable to those which exist, would have no additional impact on historic fabric and are of a quality, material and proportion to do no harm to the special interest of the listed building.

Consultation was undertaken by placement of press and site notices, by which no responses were received. 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 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.

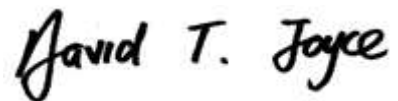
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. 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 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.
- 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, 5 Pancras Square, London, N1C 4AG (tel: 020-7974 6941).

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
Director of Regeneration and Planning