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Application Ref: **2017/3184/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

7 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
39 Russell Square
LONDON
WC1B 5BP

Proposal:
Variation of condition 3 (approved plans) of planning permission dated 18/09/2015 ref 2015/3203/P (for refurbishment of perimeter properties 8, 9, 10, 11 Montague Street and 39 Russell Square, including various external and internal alterations) namely to allow various changes including installation of security grilles on the basement and ground floor windows on the rear elevation, and replacement skylight lanterns within the lightwell at fourth floor level at no. 39 Russell Square (retrospective).

Drawing Nos: (00)AP1100; (20)AP016 rev B; (20)AP017 rev B; (20)AP018 rev B; (20)AP019 rev B; (20)AP020 rev B; (20)AP021 rev B; (20)AP022 rev A; (20)AP023 rev A; (20)AE002 rev A; (20)AS006; 161031_BDPSK004; 15117-39-B-M-001 rev C2; 15117-39-B-E-100 rev C1; Design Statement for minor alterations to applications proposed by BDP dated May 2017.

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 shall be carried out in accordance with the following approved plans (00)AP1100; (20)AP016 rev B; (20)AP017 rev B; (20)AP018 rev B; (20)AP019 rev B; (20)AP020 rev B; (20)AP021 rev B; (20)AP022 rev A; (20)AP023 rev A; (20)AE002 rev A; (20)AS006; 161031_BDPSK004; 15117-39-B-M-001 rev C2; 15117-39-B-E-100 rev C1; Design Statement for minor alterations to applications proposed by BDP dated May 2017.

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

Informative(s):

- 1 Reasons for granting permission.

This minor material amendment is seeking to amend a permission for the refurbishment of perimeter properties 8, 9, 10, 11 Montague Street and 39 Russell Square. This application relates specifically to no. 39 Russell Square. The works to this building have now been completed. Permission is sought to vary condition 3 (approved drawings) of the extant permission to make a variety of amendments. It is noted that the principle of the development has been approved. The main issues to consider include the changes to the detailed design and its effect on the character and appearance of the historic building and conservation area, as well as any impacts on the residential amenities of neighbouring occupiers.

The proposed revisions include a number of additional works that would continue to preserve the character and appearance of the historic Grade II listed building and the surrounding conservation area. The original building was bomb damaged and only the front facade of the building is original. The installation of security grilles on the basement and ground floor windows on the rear elevation that faces onto the main Museum site itself, and replacement skylight lanterns within the lightwell at fourth floor level at no. 39 Russell Square would not be visible from the public domain and would preserve the character and appearance of the building and the Bloomsbury conservation area.

It is considered that the works would not have any impact on the amenity of neighbouring occupiers or properties.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

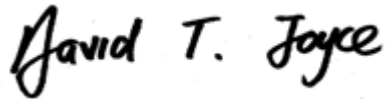
As such the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan and the National Planning Policy Framework.

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

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