

Mr Nicholas Young
Beer & Young Ltd
57-58 Russell Square
London
WC1B 4HS

Application Ref: **2017/6783/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974

26 January 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
57-58 Russell Square
London
WC1B 4HS

Proposal:
Proposal for addition of glazed corner office/meeting room with existing office.
Drawing Nos: Application Form, Location Plan, Design and Access and Heritage Statement, Existing and Proposed Plans, Existing Floor Plan, Framing Specifications, Photograph of Building

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 The development hereby permitted shall be carried out in accordance with the



following approved plans: Application Form, Location Plan, Design and Access and Heritage Statement, Existing and Proposed Plans, Existing Floor Plan, Framing Specifications, Photograph of Building

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 4 The glazed partition shall be removed once the current occupier, Beer and Young, vacate the building.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 57-58 Russell Square forms part of a terrace of nine houses, built circa 1800-1803 by the property developer James Burton. The buildings are constructed from multi-coloured stock bricks with rusticated stucco ground floors. The buildings have three floors with the addition of basement and attic floors. The two buildings have been laterally converted and are used as offices.

The proposal is to erect a glass partition in the front room at second floor level to create a private office space. The glass partition is not ideal, however its erection will not harm any historic fabric and is entirely reversible. I will add a condition to the consent ensuring the partition is removed when the current occupiers vacate the building.

The proposals will not harm the special historical and architectural interest of the building, I therefore recommend the application is approved.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

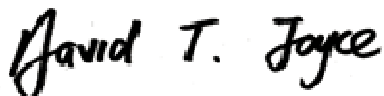
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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