

Mr Bob Barton
Barton Engineers Ltd
121 Westbourne Studios
242 Acklam Road
LONDON W10 5JJ

Application Ref: **2018/1423/L**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **2648**

16 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
28 Russell Square
London WC1B 5DP

Proposal:
Repairs to main stone staircase, rear small stone and timber staircase, and repairs to supporting walls.
Drawing Nos:

17-059-1.0-T1 (1) Site Location Plan;
17-059-1.0-T1 to 17-059-1.11 (inc);
Design and Access Statement by Barton Engineers dated March 2018;
Heritage Statement by Barton Engineers dated March 2018.

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:

17-059-1.0-T1 (1) Site Location Plan;
17-059-1.0-T1 to 17-059-1.11 (inc);
Design and Access Statement by Barton Engineers dated March 2018;
Heritage Statement by Barton Engineers dated March 2018.

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 Full protection of historic surfaces, including stone steps and balustrades, landings and flooring, all historic joinery and decorative plaster in the relevant areas, to be carried out prior to the commencement of works. To be retained in situ until works have been completed.

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 No. 28 Russell Square dates from c.1814. Designed by James Burton the building is listed Grade II. The interior to No. 28 Russell Square has a particularly fine entrance hall and curved stone stair case considered to be of high architectural significance. Historic works to remove some internal walls during the earlier part of the 20th century have resulted in structural movement which is now evident in the stone staircase and internal walls which are now cracking and showing signs of stress.

This scheme of works is to rectify and sensitively repair areas of failed masonry, plaster work, and to repair and support the very impressive stone steps of the main stair. Repair and remedial works to the stone and timber domestic stair to the rear are also included in these works.

The works are considered to be appropriate repairs using traditional methods and include the use of lime based mortar and plaster. The proposals are not considered to harm the significance of the historic building and as such the application is supported.

Public consultation was not required as this consent concerns internal works only.

A separate application has been submitted for the works to the roof and for the replacement of roof-lights.

The site's planning history has been taken into account when making 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

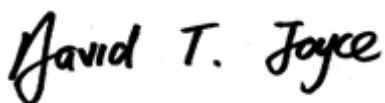
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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



David Joyce
Director of Regeneration and Planning

Executive Director Supporting Communities

2018/1423/L

