



**52-53 RUSSELL SQUARE**  
LONDON WC1B 4HP

**PROPOSAL:** INSTALLATION OF LOUVRE GRILLES AT LOWER GROUND FLOOR LEVEL, FLUES AND VENTS AT ROOF LEVEL, AND PROVISION OF CYCLE STANDS ALONG BEDFORD PLACE

Application for planning permission: 2018/2224/P

Application for listed building consent: 2018/2491/L

24 June 2018

The Bloomsbury Association wishes to make the following comments.

1. We attended the planning committee meeting on 26 October 2017 at which the proposal for change of use of buildings in Russell Square to provide additional accommodation for the school was conditionally approved (2017/2285/P). The approval is still subject to Section 106 Agreement.

As we understand it, this includes for securing through a Section 106 planning obligation a School Development Travel Plan that also covers the school's Bedford Square premises, in order to alleviate some of the transport problems there. In addition, a financial contribution is required to cover the costs of monitoring and reviewing the Travel Plan over a 5-year period prior to planning permission being granted.

At the committee meeting, Councillor Harrison, Cabinet Member for Improving Camden's Environment and Planning Committee member, asked to be kept closely involved in the progress of discussions on the School Development Travel Plan. We have also asked the school if we could be kept informed and consulted prior to the Travel Plan being finalised by their consultants.

In May 2018 the school informed us that they were aware of their obligation to consult with Ward Councillors as part of the drawing up of the Travel Plan. They advised that they had not had any discussions with Camden officers regarding the Travel Plan but will do so in due course. As part of this process, they undertook to ensure that Ward Councillors were engaged, as well as other interested parties within the local area, including the Bloomsbury Association.

We are surprised therefore that this application has now been made, which seeks permission for alterations to the building relating to things that could be affected by the Travel Plan (cycle parking provision) before that Plan has been consulted on, finalised and agreed. This seems to be procedurally incorrect and any decision made on this basis may be unsound.

2. The cycle storage provided does not meet the requirements of Condition 5 agreed by Committee. We would not wish to see covered cycle parking in this location, which would be damaging to the setting of the listed building and to the character of the Bloomsbury Conservation Area. It appears covered parking is not proposed but Condition 5 requires it.
3. Proposals for waste storage and removal are not sufficient to discharge Condition 8. The quantum of waste produced by the school's Bedford Square premises has presented some problems and, learning from this experience, we would have anticipated information to be submitted to demonstrate that the internal storage area provided in 52 Russell Square is adequately sized (by reference to BS 5906:2005) and appropriately located, mindful that there is a bus stop immediately outside the proposed entrance from Bedford Place. We would not

wish to see refuse containers stored externally, which would be damaging to the setting of the listed building and to the character of the Bloomsbury Conservation Area.

We would be grateful if you would let us know of any further modification to the applications; the decision, if it is to be decided under delegated powers, or the meeting date if it is to be decided by Committee.

Stephen Heath  
**On behalf of the Bloomsbury Association**

*Copies to:*

Councillor Adam Harrison, London Borough of Camden  
Councillor Sue Vincent, London Borough of Camden  
Tony Young, London Borough of Camden  
Michelle Jamieson, London Borough of Camden  
Bloomsbury Conservation Area Advisory Committee  
Steward, Bedford Estates  
Local residents  
Chair, Bloomsbury Association