

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

Application Ref: **2018/2132/L**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **2648**

2 August 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:
Replacement of failing render to chimney stacks, replacement of asphalt roofing with lead, replacement of three steel framed roof-lights and repairs to slate roofs.

Drawing Nos:

Design and Access Statement - Roof Repairs; by Barton Engineers dated October 2016;
Heritage Statement - Roof Repairs: by Barton Engineers dated May 2018;
17-059-1.4 P1;
17-059-1.6 P2;
17-059-2.1 T1;
17-059-1.0 T1;
17-059-1.1 T1;
17-059-1.2 T1;
17-059-1.3 T1.



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:

Design and Access Statement - Roof Repairs; by Barton Engineers dated October 2016;

Heritage Statement - Roof Repairs: by Barton Engineers dated May 2018;

17-059-1.4 P1;

17-059-1.6 P2;

17-059-2.1 T1;

17-059-1.0 T1;

17-059-1.1 T1;

17-059-1.2 T1;

17-059-1.3 T1.

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.

Informative(s):

- 1 This application concerns repairs to the roof and the replacement of late 20th century roof lights to No. 28 Russell Square which forms part of the western side of the square and is Grade II listed.

The existing fabric of the roof is tired and in areas, failing. The inappropriate roof-lights were installed in the late 20th century. The larger roof-light is oval in form and lights the principal stair case the other lights the secondary stair. The replacement roof-lights are considered an enhancement to the listed building. These works involve replacement and repair of areas of failed render and the replacement of access hatches. These proposed works are not considered to harm the significance of the listed Grade II building and as such are supported.

No comments have been received as a result of the site and press notices.

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.

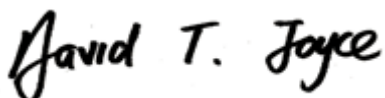
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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