

Application ref: 2018/2491/L  
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Date: 6 November 2018

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
72 Welbeck Street  
LONDON  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**52-53 Russell Square  
London  
WC1B 4HP**

Proposal: Internal and external alterations including installation of louvre grilles, flues and vents to roof, provision of cycle stands along Bedford Place, installation of fire lobbies, internal partitions, ventilation units, acoustic wall linings, teaching walls and associated works.

Drawing Nos: AG(05)12 P1, AG(05)11 P2, AG(06)01 A, AE(0)01 A, L120, L150, AE(0)02, L160, L130, L140, 2262\_AA(22)01 P3, 2262\_AA(22)02 P2, 2262\_AA(32)01 P2, 2262\_AA(32)02 P2, 2262\_AA(32)03 P2, AE(0-)15 A, 2262\_AE(05)02, 2262\_AE(05)03, 2262\_AE(05)04, 2262\_AE(05)05 A, 2262\_AG(00)01 P3, 2262\_AG(04)05, 2262\_AG(00)05 P3, 2262\_AG(00)03 P5, 2262\_AG(00)04 Rev P4,, 2262\_AG(00)06 C4, 2262\_AG(00)07 P3, 2262\_AG(04)01, 2262\_AG(04)02, 2262\_AG(04)03, 2262\_AG(04)04, 2262\_AG(04)06, 2262\_AG(04)07, 2262\_AG(05)02 P0, 2262\_AG(05)03, 2262\_AG(05)04, 2262\_AG(05)05 A, AG(05)11 P1, 2262\_AG(00)02 P6, 2262\_AC(32)01 Cover Letter dated 11/05/18, Design and Access Statement dated May 2018, Heritage Appraisal dated May 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: AG(05)12 P1, AG(05)11 P2, AG(06)01 A, AE(0)01 A, L120, L150, AE(0)02, L160, L130, L140, 2262\_AA(22)01 P3, 2262\_AA(22)02 P2, 2262\_AA(32)01 P2, 2262\_AA(32)02 P2, 2262\_AA(32)03 P2, AE(0-)15 A, 2262\_AE(05)02, 2262\_AE(05)03, 2262\_AE(05)04, 2262\_AE(05)05 A, 2262\_AG(00)01 P3, 2262\_AG(04)05, 2262\_AG(00)05 P3, 2262\_AG(00)03 P5, 2262\_AG(00)04 Rev P4, 2262\_AG(00)06 C4, 2262\_AG(00)07 P3, 2262\_AG(04)01, 2262\_AG(04)02, 2262\_AG(04)03, 2262\_AG(04)04, 2262\_AG(04)06, 2262\_AG(04)07, 2262\_AG(05)02 P0, 2262\_AG(05)03, 2262\_AG(05)04, 2262\_AG(05)05 A, AG(05)11 P1, 2262\_AG(00)02 P6, 2262\_AC(32)01, Cover Letter dated 11/05/18, Design and Access Statement dated May 2018, Heritage Appraisal dated May 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 Notwithstanding the plans hereby approved, further details of the fire lobby partitions shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant parts of the work beginning.

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.

- 5 Prior to the commencement of the relevant parts of the works, full details of all service runs, to include but not limited to, air handling, lighting, IT, plumbing and heating shall be submitted to and approved in writing by the Local Planning Authority. No pipes, trunking or service runs shall be surface mounted within the staircase or principal rooms to the ground, first and second floors.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 6 Prior to the commencement of the relevant parts of the works, full details of all flue vents and terminals shall be submitted to and approved in writing by the Local Planning Authority. No flues or vents should be visible on the external roof slopes from long views within the Bloomsbury Conservation Area.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 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).
- 2 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.
- 3 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning