

Application ref: 2018/5839/L
Contact: Patrick Marfleet
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Date: 15 March 2019

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

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

Proposal: Details of flue vents and terminals required by condition 6 of listed building consent ref: 2018/2491/L dated 06/11/2018 (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: 2262_AG(05)03 P2, Cast Iron Air Brick Company Specification Sheet - CiabMTM-2018, 2262_AG(00)07 P3, 2262_AA(22)04, 2262_AA(27)02 P4, 2262_AG(05)14, 2262_AG(05) 05 P1, cover letter dated 26/11/2018.

The Council has considered your application and decided to grant Approval of Details (Listed Building)

Informative(s):

- 1 Reasons for approving the details.

Condition 6 of listed building consent reference 2018/2491/L requires full details of flue vents and terminals, to be submitted and approved.

The submitted plans and supporting information have been reviewed by one of the Council's Conservation Officers who is satisfied that the proposed flue vents and terminals, at all levels, would represent minor interventions that would not cause harm to the special architectural and historic interest of the host building. Similarly, the height (250mm) of the proposed zinc upstand at main roof level would not impact on the appearance of the listed building and would conceal a ventilation cowl to ensure that a continuous unbroken roof line is maintained at the site.

Condition 6 of listed building consent reference 2018/2491/L can therefore be discharged.

The full impact of the proposed development has already been assessed. The proposed details are considered sufficient in ensuring the special architectural and historic interest of the building is safeguarded.

As such, the proposed details are in general accordance with Policy D2 of the Camden Local Plan 2017.

- 2 Details of fire lobbies required by condition 4 of listed building consent reference 2018/2491/L have been submitted and are currently under consideration.

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 2019.

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, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer