

Application ref: 2018/3864/P
Contact: Elaine Quigley
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Date: 13 September 2019

Development Management
Regeneration and Planning
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The Planning Lab
Exchange South Wing
Somerset House
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WC2R 1LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**41 Russell Square
London
WC1B 5DA**

Proposal: Installation of new external plant and associated screen located at the rear of the property and new doors to the basement vaults in association with refurbishment of offices (B1 use).

Drawing Nos: 41RS_500_A_01_A; 41RS_20_Y_01.1_B; 41RS_20_Y_01.2_B;
41RS_20_Y_02.1_B; 41RS_20_Y_03.1_B; 41RS_20_Y_04.1_B; 41RS_20_Y_05.1_B;
41RS_20_Y_05.2_B; 41RS_50_01_B; 41RS_50_A_02_B; 41RS_50_A_02.01_B;
41RS_50_A_03_B; 41RS_50_A_04_B; 41RS_50_A_05_B; 41RS_50_A_06_A;
41RS_50_A_41_B; 41RS_50_A_42_B; 41RS_50_A_61_A; 41RS_50_A_62_B;
41RS_20_A_61_A; 41RS_20_A_01;; 41RS_1250_N_01; 41RS_500_N_01;
41RS_50_N_01_A; 41RS_50_N_02_A; 41RS_50_N_03_A; 41RS_50_N_04_A;
41RS_50_N_05_A; 41RS_50_N_06; 41RS_50_N_41_A; 41RS_50_N_42_A;
41RS_50_N_61; 41RS_50_N_62_A; 41RS_10_D_61; Acoustic Assessment produced
by CST Environmental and Acoustic Consultants dated August 2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 41RS_500_A_01_A; 41RS_20_Y_01.1_B; 41RS_20_Y_01.2_B; 41RS_20_Y_02.1_B; 41RS_20_Y_03.1_B; 41RS_20_Y_04.1_B; 41RS_20_Y_05.1_B; 41RS_20_Y_05.2_B; 41RS_50_01_B; 41RS_50_A_02_B; 41RS_50_A_02.01_B; 41RS_50_A_03_B; 41RS_50_A_04_B; 41RS_50_A_05_B; 41RS_50_A_06_A; 41RS_50_A_41_B; 41RS_50_A_42_B; 41RS_50_A_61_A; 41RS_50_A_62_B; 41RS_20_A_61_A; 41RS_20_A_01;; 41RS_1250_N_01; 41RS_500_N_01; 41RS_50_N_01_A; 41RS_50_N_02_A; 41RS_50_N_03_A; 41RS_50_N_04_A; 41RS_50_N_05_A; 41RS_50_N_06; 41RS_50_N_41_A; 41RS_50_N_42_A; 41RS_50_N_61; 41RS_50_N_62_A; 41RS_10_D_61; Acoustic Assessment produced by CST Environmental and Acoustic Consultants dated August 2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB below (15dB if tonal) the lowest background sound level assessed at 1m outside the windows of the nearest affected dwelling at any time.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

6 Notwithstanding the details shown on the approved plan (41RS_5-_A_01_B) before the relevant part of the work is begun, detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including fully annotated elevations, sections and plans at 1:10 of external front lightwell doors to the below pavement vault.

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: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

Planning permission is sought for a number of minor external alterations to the host properties. These would include installation of new external plant and associated screen located at the rear of the property. The works would not include any changes of use or alterations to the planning unit.

The original application included the enclosure of the rear lightwell and insertion of a new skylight. Following concerns raised about the impact the works would have on the historic planform of the basement, these elements were removed from the scheme. The positioning, design and scope of the external alterations have been reviewed and negotiated during the course of the application alongside the Council's Conservation Team. The discreet siting of the air conditioning units and screen enclosure in the rear garden of No 41 does not compromise the setting of the listed building and of neighbouring listed buildings, and would preserve the character and appearance of the Bloomsbury conservation area.

The existing below pavement vault would be used as a bike storage and refuse area. Two louvre doors are proposed. A timber boarded door design would be considered more appropriate rather than a metal door. A condition would be attached requiring details of the door to be submitted.

A noise assessment has been submitted in support of the application. The Council's Environmental Health officer has reviewed the information and raises no objection subject to standard noise conditions. The proposed works would not have an adverse impact on the amenity of neighbouring occupiers and would be considered acceptable.

The proposal would include bike racks providing 5 cycle spaces in the basement vault with a wheel track providing access. There is no requirement to provide additional cycle parking as part of the proposal, thus this additional secure cycle parking area for 5 bikes is welcomed.

The landscaping of the rear garden is considered acceptable in design and biodiversity terms and no additional details would be required for approval.

The planning history of the site has been taken into account when coming to this decision. Following the revisions negotiated during the course of the application the Bloomsbury CAAC raise no objections to the proposal. No further objections were received prior to the determination of the application.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, T1 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and

Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer