

Application ref: 2019/3368/L  
Contact: Rose Todd  
Tel: 020 7974 3109  
Date: 18 November 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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MEB Design Ltd  
30 St John's Lane  
London  
EC1M 4NB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**35 Little Russell Street  
London  
WC1A 2HH**

Proposal:

Internal alterations to ground floor and first floor layouts.

Drawing Nos: 1902 Conservation Statement.pdf

1902-MEB-XX-00-DR-A-2-100-Site Location Plan.pdf

1902-MEB-XX-00-DR-A-2-201-Extg Ground Floor Plan.pdf.PDF

1902-MEB-XX-01-DR-A-2-210-Extg First Floor Plan.pdf

1902-MEB-XX-00-DR-A-2-202-Demolitions and Removal Ground Floor Plan.pdf

1902-MEB-XX-01-DR-A-2-211-First Floor Demolitions Plan.pdf

1902-MEB-XX-00-DR-A-2-203-Proposed Ground Floor Plan.pdf

1902-MEB-XX-00-DR-A-2-204 Proposed GF New Toilets Plan.pdf

1902-MEB-XX-01-DR-A-2-212-First Floor Proposed.pdf

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:

1902 Conservation Statement.pdf  
1902-MEB-XX-00-DR-A-2-100-Site Location Plan.pdf  
1902-MEB-XX-00-DR-A-2-201-Extg Ground Floor Plan.pdf.PDF  
1902-MEB-XX-01-DR-A-2-210-Extg First Floor Plan.pdf  
1902-MEB-XX-00-DR-A-2-202-Demolitions and Removal Ground Floor Plan.pdf  
1902-MEB-XX-01-DR-A-2-211-First Floor Demolitions Plan.pdf  
1902-MEB-XX-00-DR-A-2-203-Proposed Ground Floor Plan.pdf  
1902-MEB-XX-00-DR-A-2-204 Proposed GF New Toilets Plan.pdf  
1902-MEB-XX-01-DR-A-2-212-First Floor Proposed.pdf

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Plan, elevation and section drawings of all new fire doors onto the yard to be up-graded to meet current building regulations. Details of the new doors are to be submitted (scale 1:10) and approved in writing by the LPA prior to commencement of works.
  - b) Plan, elevation and section drawings of all new internal doors (to match existing heritage doors) at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
  - c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
  - d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
  - e) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with existing.
- Wherever possible original features (eg windows, doors, door furniture) are to be retained in situ. Historic doors, door metalwork and other features of architectural interest that are marked up on the plans for removal are to be salvaged and stored on site, in an area specifically marked-up for such in the store room.

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 works a statement, including details of the glass wall and method of attachment at the first floor shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 works, a method statement, including details shall be submitted to and approved in writing by the local planning authority for:-

(a) suspended ceilings and methods of attachment;

(b) repair to tiling (to match existing in terms of size and where possible design).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 7 Prior to the commencement of works a summary detailing the removal of redundant lighting fixtures, wiring, vents, and signage is to be submitted as part of the refurbishment package the courtyard. All necessary/new wiring is to be routed through a surface-mounted conduit the location of which shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Reasons for granting listed building consent (delegated):

35 Little Russell Street is part of a former dairy built in 1888 by R.P. Wellcock. The building is listed Grade II for its architectural and historic interest as well as for its group value.

Of particular note and mentioned specifically in the listing description are the:

External ornate decorative elevations and signage  
Coherent internal design  
The Surviving decorative tiling  
Original door to the Counting House  
Large built in safe  
Iron Pratt roof trusses supporting the hipped roof over the first floor  
Panelled ceiling at ground floor at the rear.

Other features of less significance, such as the historic door furniture which match the architectural style of the building, are also present.

In recent years the building was occupied by the Cartoon Museum which has resulted in the building suffering in places from low-level damage to the internal detailing. The building is in need of sympathetic restoration and sensitive occupation.

The proposal is for the refurbishment of the building which includes the removal of a number of non-original partitions, as well as the insertion of suspended ceilings at both ground and first floors and the provision of new toilet facilities.

The proposed intervention is a package of measures which includes positive restorative intervention (the removal non-original partitions) as well as other interventions (suspended ceilings) with the potential for limited harm to the significance of the building. However, in the round the work is considered to overall reinstate architectural features and the overall significance of the building is enhanced.

The new boiler is to be located in the store room (Room G12 on the plan).

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 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.

- 5 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.
- 6 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 positioned in the upper left quadrant of the page.

Daniel Pope  
Chief Planning Officer