

Application ref: 2018/4391/L
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 18 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

The Planning Lab
Exchange South Wing
Somerset House
London
WC2R 1LA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

42-43 Russell Square
London London
WC1B 5DA

Proposal:

External and internal alterations including installation of skylight to rear ground floor, new external plant and associated screen located at the rear of the property and internal alterations including new openings, widening of internal risers, and new WC's as part of the refurbishment of the offices (B1 use).

Drawing Nos: 42-43 RS_500_A_01-A; 42-43 RS_50_A_00-B; 41-43RS_50_A_01-C; 42-43RS_50_A_01.1-C; 42-43RS_50_A_02-C; 42-43RS_50_A_03-C; 42-43RS_50_A_04-C; 42-43RS_50_A_05 - A; 42-43RS_50_A_41-B; 42-43RS_50_A_42-C; 42-43RS_50_A_43-B; 42-43Rs_50_A_61 - A; 42-43RS_50_A_62-B; 42-43Rs_50_A_63-A; 42-43RS_20_A_01; 42-43Rs_20_A_61-A; 42-43RS_20_A_62-A; 42-43Rs_1250_N_01; 42-43Rs_500_N_01; 42-43Rs_50_N_00-A; 42-43Rs_50_N_01-B; 42-43Rs_50_N_02-B; 42-43Rs_50_N_03-A; 42-43Rs_50_N_04-B; 42-43Rs_50_N_05; 42-43RS_50_N_41-A; 42-43RS_50_N_42-B; 42-43RS_50_N_43-B; 42-43Rs_50_N_61; 42-43Rs_50_N_62-A; 42-43Rs_50_N_63-A; 42-43Rs_20_Y_00.01-B; 42-43Rs_20_Y_00.02-B; 42-43Rs_20_Y_00.03-B; 42-43Rs_20_Y_00.04-B; 42-43Rs_20_Y_01.01-B; 42-43Rs_20_Y_01.02-B; 42-43Rs_20_Y_02.01-B; 42-43Rs_20_Y_02.02-C; 42-43Rs_20_Y_03.01-C; 42-43Rs_20_Y_03.02-B; 42-43Rs_20_Y_04.01-B; 42-43Rs_20_Y_04.02-D; 42-43Rs_20_Y_61.01-A; 42-43Rs_20_Y_62.02-B 42-43RS_10_D_61; 42-43RS_5_G_61.

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: 42-43 RS_500_A_01-A; 42-43 RS_50_A_00-B; 41-43RS_50_A_01-C; 42-43RS_50_A_01.1-C; 42-43RS_50_A_02-C; 42-43RS_50_A_03-C; 42-43RS_50_A_04-C; 42-43RS_50_A_05 - A; 42-43RS_50_A_41-B; 42-43RS_50_A_42-C; 42-43RS_50_A_43-B; 42-43Rs_50_A_61 - A; 42-43RS_50_A_62-B; 42-43Rs_50_A_63-A; 42-43RS_20_A_01; 42-43Rs_20_A_61-A; 42-43RS_20_A_62-A; 42-43Rs_1250_N_01; 42-43Rs_500_N_01; 42-43Rs_50_N_00-A; 42-43Rs_50_N_01-B; 42-43Rs_50_N_02-B; 42-43Rs_50_N_03-A; 42-43Rs_50_N_04-B; 42-43Rs_50_N_05; 42-43RS_50_N_41-A; 42-43RS_50_N_42-B; 42-43RS_50_N_43-B; 42-43Rs_50_N_61; 42-43Rs_50_N_62-A; 42-43Rs_50_N_63-A; 42-43Rs_20_Y_00.01-B; 42-43Rs_20_Y_00.02-B; 42-43Rs_20_Y_00.03-B; 42-43Rs_20_Y_00.04-B; 42-43Rs_20_Y_01.01-B; 42-43Rs_20_Y_01.02-B; 42-43Rs_20_Y_02.01-B; 42-43Rs_20_Y_02.02-C; 42-43Rs_20_Y_03.01-C; 42-43Rs_20_Y_03.02-B; 42-43Rs_20_Y_04.01-B; 42-43Rs_20_Y_04.02-D; 42-43Rs_20_Y_61.01-A; 42-43Rs_20_Y_62.02-B 42-43RS_10_D_61; 42-43RS_5_G_61.

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 Before the relevant part of the work is begun, details including plans, elevation and sections (1:10) of any variable refrigerant flow units (VRF) shall be submitted to and approved in writing by the local planning authority. The VRF units shall be selected to have minimum bulk.

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 D2 of the

London Borough of Camden Local Plan 2017.

- 5 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:

Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

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 Listed building consent is sought for a number of minor external alterations to these Grade II listed 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 internal works would include installation of a new bow window in the rear elevation at basement level and new skylight at ground floor level at no. 42, new bathrooms at second and third floor level at no. 42, installation of new risers.

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 42-43 would 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, storage and refuse area. Six 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.

The proposal includes the removal of part of an internal wall at basement level to create additional office floorspace at basement level. This area would receive natural light from the new skylight that would sit flush with the ground level. The skylight has been reduced in size and is now considered acceptable in terms of the setting of the listed building and the character of its outside garden space. Details of the new windows would be required by condition.

It has been identified that there is a degree of harm caused to the special interest of the listed buildings by the existing service risers which are located in both properties in two primary locations in the hall and front and rear rooms of each property, namely against the party walls in the front and rear sections at each level. The harm is the result of the aesthetic and spatial impact of the boxing of each riser on the historic spaces which at ground and first floor are of high significance, although they are of lesser significance at higher levels of the buildings, together with the loss and compromise of historic fabric (namely

timber floor structure and boarding and ceiling plasterwork including decorative cornicing).

The Council has negotiated extensively with the applicant for the relocation and reuse of the mechanical and electrical service risers and equipment into the existing service risers in order to minimise the harm on the special interest of the listed buildings. Officers are satisfied that the service risers are now acceptable.

The proposed drawings show that the VRF cabinets are freestanding with a gap underneath to appreciate the skirting boards behind which is supported. However they are considerably larger than the units they contain. This increases their bulk and so harms the historic layout and plan form of the rooms. Notwithstanding the details shown on these drawings the principle of the VRF cabinets is not agreed without further discussions. Other unit types that do not require casings should be explored by the applicant. This would be sought by condition.

At first, second and third floor levels existing non-original partition walls would be removed in the front rooms to reinstate the original plan form of these rooms which are welcomed. The openings between the front and rear rooms would include the retention of appropriately sized nibs to retain the plan form of the existing layout.

- 2 The Council is keen to see new users and continued office uses for the buildings and have been working closely with the Museum to arrive at solutions sympathetic with the historic buildings, which can be implemented with minimal disruption to fabric and which will allow them to fully function for the foreseeable future.

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 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.

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