

12 March 2020

London Borough of Camden
Development Management Team
5 Pancras Square
London
N1C 4AG

FAO Elaine Quigley

Dear Officers

Discharge of Conditions | 42-43 Russell Square, London WC1B

On behalf of British Museum (BM), we enclose an application to discharge Planning Permission (PP) Condition 6 and Listed Building Consent (LBC) Condition 5 in support of the works proposed at 42-43 Russell Square, London WC1B. The BM has secured consent to refurbish and improve the existing Grade II listed B1 office building.

PP and LBC were granted on 18 September 2019 (ref: 2018/3851/P + 2018/4391/L). The approved description of development is: *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).*

The strategic context for the proposals to sensitively upgrade and reinvest in No. 42-43 Russell Square is in accordance with the direction provided by the Board of Trustees to vacate the perimeter properties, to generate income revenue streams by continuing the long-established office uses, and letting them to third parties. The income will provide an additional source of revenue generation for investment into the operational activities of the Museum, in the context of ongoing government funding constraints. By investing in the properties, the Museum will continue to fulfill its duty to maintain and upgrade its historic estate and optimise available space in the main Grade I listed building and continuing its role in conservation and education.

Application content

This application has been submitted via the Planning Portal (ref: PP-08557746). The following forms the submission and supporting documents:

- Application form
- Proposed detail drawings prepared by Pringle Richards Sharratt Limited
 - Proposed lower ground sash window at 42-43 (ref: RS_10_G_62)
 - Proposed third floor sash window at 42-43 (ref: RS_G_63)
 - External painted ventilated doors under basement vault stairs (ref: RS_10_D_63)
 - External painted ventilated doors under basement vault stairs (ref: RS_10_D_64)

The relevant application fee of £116 has also been submitted to discharge the condition.

Details of Conditions

This application seeks to discharge PP Condition 6 and LBC Condition 5 of the above referenced PP and LBC.

PP Condition 6 states '*Notwithstanding the details shown on the approved plans 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.'

As part of the above referenced PP and LBC, cycle parking spaces will be located in the vaults of the front lightwell. The proposed doors will provide access into these vaults, 10no. of doors in total. The proposed doors will be made of a hard wood which will be painted with a painted door frame and stainless steel door handle. The doors will have tongue and groove detailing with a diagonal 'K' frame cross bracing, only visible on the inside leaf of the door. The doors will have ventilation holes at eye level as requested by Camden officers. There are 2 types of doors to the vaults, drawing ref: RS_D_63 shows the 2no. of proposed door under the external stair and therefore it is cut at an angle. Drawing ref: RS_D_64 shows the 8no. of proposed doors to the vaults under the pavement.

LBC Condition 5 states *'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.'

Two new windows have been approved as part of the above referenced PP and LBC. One of the new windows is located at rear of no. 42 Russell Square at basement level. The window will be re-instated with a traditional sash window. All profiles and ironmongery will match the existing style throughout the building. The full detail of this new window can be found on drawing no. RS_10_G_62.

The other new window is proposed is located at the front of no.43 on third floor level. This window is currently in a poor condition and will be replaced to match existing with a like for like window. The full detail of this new window can be found on drawing no. RS_10_G_63.

Overall, the works have been carefully designed to ensure they are sympathetic to the existing architecture of building. The proposals do not cause any harm to significance – they are a positive or potentially neutral addition. The proposal has been developed with the principle objectives of London Borough of Camden Policy D1 Design and D2 Heritage.

If you have any questions, please contact me at Kelly@theplanninglab.com or on 07557783787 or melanie@theplanninglab.com on 07887871487.

Yours faithfully

Kelly Ryder
Director | The Planning Lab