

Application ref: 2018/3983/L
Contact: Elaine Quigley
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Date: 19 June 2020

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Ms Kate Falconer Hall
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
38 Russell Square
London
WC1B 5DA

Proposal: Installation of an air conditioning unit in the rear courtyard at basement level, alterations to fenestration on the side elevation of the closet wing at basement level, replace of metal stair from basement to ground floor level in the rear courtyard, and installation of two vents in the rear elevation at basement level in the rear courtyard and various internal works all in association with the B1 office use.

Drawing Nos: (Pre-fix 581) EW 00-01 rev P; EW 00-02 rev P; EW 01 rev P; EW 02 rev P; EW 03 rev P; EW 04 rev P; EW05 rev P; EW 10 rev P; EW 20 rev P; EW 21 rev P; EW 30 rev P; EW 31 rev P; EW 32 rev P; EN 01 rev P; EN 02 rev P; EN 03 rev P; EN 04 rev P; EN 05 rev P; EN 10 rev P; EN 20 rev P; EN 21 rev P; SK 01 rev P; SK 02 rev P; SK 03 rev P; SK 04 rev P; SK 05 rev P; SK 10 rev P; SK 20 rev P; SK 21 rev P; SK 22 rev P; SK 30 rev P; SK 31 rev P; SK 32 rev P; WD01-05 rev P; WD02-05 rev P; WD03-05 rev P; WD04-05 rev P; WD05-05 rev P; SK 219 rev P; SK 220 rev P; SK 221 rev P; SK 222 rev P; BD1-02 rev P; BD2 05 rev T1; BD4-01 rev P; BD4-02 rev P; BD4-03 rev P; BD4-04 rev P; BD4-05 rev P; BD5 01 rev P; BD5 02 rev P.

Planning Noise Assessment prepared by CST Environmental and Acoustic Consultants dated January 2020; Design and Access Statement and Architectural Proposals prepared by Dannatt Johnson Architects dated August 2018 and Design and Access Statement and Architectural Proposals Addendum Dannatt Johnson Architects dated February 2020 prepared by Dannatt Johnson Architects.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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:

(Pre-fix 581) EW 00-01 rev P; EW 00-02 rev P; EW 01 rev P; EW 02 rev P; EW 03 rev P; EW 04 rev P; EW05 rev P; EW 10 rev P; EW 20 rev P; EW 21 rev P; EW 30 rev P; EW 31 rev 02; EW 32 rev P02; EN 01 rev P02; EN 02 rev P02; EN 03 rev P; EN 04 rev P; EN 05 rev P; EN 10 rev P02; EN 20 rev P; EN 21 rev P; SK 01 rev P02; SK 02 rev P03; SK 03 rev P02; SK 04 rev P02; SK 05 rev P03; SK 10 rev P02; SK 20 rev P02; SK 21 rev P02; SK 22 rev P02; SK 30 rev P03; SK 31 rev P02; SK 32 rev P02; WD01-05 rev P; WD02-05 rev P; WD03-05 rev P; WD04-05 rev P; WD05-05 rev P; SK 219 rev P02; SK 220 rev P02; SK 221 rev P02; SK 222 rev P02; BD1-02 rev P; BD2 05 rev T1; BD4-01 rev P; BD4-02 rev P; BD4-03 rev P; BD4-04 rev P; BD4-05 rev P; BD5 01 rev P01; BD5 02 rev P.

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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 All external brickwork shall be sootwashed to match the existing dark brickwork following repairs.

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 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) Typical details of new suspended lighting at a scale of 1:10, including materials and method of fixing into the ceiling.

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: 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 Before the relevant part of the work is begun, details including plans, elevation and sections (1:10) of the 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.

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 The original application included plant with acoustic screening on the roof of the building. Following concerns raised about the impact the works would have on the character and appearance of the historic building and views from the conservation area, the air conditioning unit has been relocated to the rear lightwell at basement level. 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 unit in the rear lightwell of No 38 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.

Other alterations at the rear would include lowering of the existing window on the flank elevation of the closet wing to create a door opening into the lightwell. A new metal stair in the rear lightwell would replace the existing stair from basement to ground floor level. It is also proposed to replace the metal balcony at ground floor level adjacent to the existing rear conservatory. Its dimensions would remain the same as the existing. Two new vents would be installed on the basement rear elevation following removal of existing ducting. The design and scope of the external alterations have been reviewed during the course of the application alongside the Council's Conservation Team. The proposal alterations to the rear of No 38 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.

Various methods of heating the building were rigorously investigated during the course of the application. It was found that a traditional gas system capable of heating the whole building would be too large and require harmful servicing. Individual domestic boilers on each floor would bring their own problems, with complex servicing, including multiple external flues that was considered harmful to the historic fabric. Finally, the building is not served with gas, so would have to be connected to the mains, the pick-up point from the local supply being a further unknown. This led to a decision to heat the building with an electrical VRF system. The services will be run under floors, without harming joists, to existing risers, which will require modest alteration. A minimum number of emitter units has been specified, all sited away from features such as windows and chimney breasts and as close to the risers as is consistent with this. The details of the emitters would be required by condition.

Modern partitions would be removed within the rooms that would express the original floor plan layouts which is welcomed. Nibs would be retained as part of the spinal wall between the front and rear rooms defining the separation between these rooms on each floor.

Suspended ceiling lighting would be installed within the front and rear rooms on all floors however no details have been provided. This would be secured by condition to ensure appropriate design and location of lighting.

The planning history of the site has been taken into account when coming to this decision. No 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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 As such, the proposal 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.
- 3 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).

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