

Application ref: 2020/0167/L
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London Borough of Camden
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Kendall Kingscott Ltd
Suite 3, Sandford House
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TW11 8DH
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

School Of Oriental And African Studies
10 Thornhaugh Street
London
WC1H 0XG

Proposal:

Internal refurbishment works to Lower Ground and Ground Floors within rear extension of the Faber Building.

Drawing Nos:

190604-1100-P1 works location plan;

190604-Block Plan;

190604-Site plan;

190604- logistics plan;

190604-1200-P1;

190604-1201-P5;

190604-1202-P4;

190604-1301-P1;

190604-1400-P1;

190604-1401-P1;

190604-1402-P1;

190604-2003-P6:

190604-3000-P1;

190604-3001-P1;

190604-610-200113 DAS and Heritage Statement SOAS University of London, by Kendall Kingscott.

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:
190604-1100-P1 works location plan;
190604-Block Plan;
190604-Site plan;
190604- logistics plan;
190604-1200-P1;
190604-1201-P5;
190604-1202-P4;
190604-1301-P1;
190604-1400-P1;
190604-1401-P1;
190604-1402-P1;
190604-2003-P6;
190604-3000-P1;
190604-3001-P1;
190604-610-200113 DAS and Heritage Statement SOAS University of London, by Kendall Kingscott.

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) Typical details of new entrance from Thornhaugh Street, to include joinery, stair and lift access.

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 The ventilation extract grille to the West elevation to be a traditional cast iron air brick. A plastic grille will not be acceptable.

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 No. 24 Russell Square is Grade II listed. Originally built as a Victorian family home the building underwent conversion for use by publishers Faber and Gwyer (which became Faber and Faber in 1929). It is believed that the substantial rear extension was erected post 1951 as part of the expansion of the publishing business.

The building features which remain from its publishing days include the prominent stucco rendered side entrance which was apparently was created when Faber and Gwyer took occupancy of the building due to the Landlord, The Bedford Estate, not allowing trading to be conducted within Russell Square), the Ground Floor print room and basement located in the substantial rear extension complete with loading bay to Thornhaugh Street.

The substantial 20th century rear extension and access from Thornhaugh Street are not mentioned in Historic England's listing for this property.

This application concerns changes to the 20th century rear extension and the redesign of the Thornhaugh Street delivery access to create a new and more welcoming entrance across from the main SOAS building. Also included are changes to the layout of the toilets within the listed building.

The proposed works now comprise:

The refurbishment of lower ground floor storage rooms to form a human resources training room and one meeting room.

The refurbishment of the ground floor print room, removing internal partitions to form three cellular offices and an additional entrance to a new post room via a new staircase and/or platform lift to the rear of the property (within the original loading bay).

Upgrading the thermal performance of the Ground Floor rear extension including overlaying the roof with insulation and installing replacement double glazed lanterns. These will replace existing metal framed 20th century glazed lanterns of a similar design. All within the 20th century extension along with the refurbishment of toilets to the ground and first floors of the historic building.

The refurbishment of the toilets to the First Floor originally involved the removal of historic joinery and on further discussion the plans were amended to retain the original doors and associated panelling and architraving.

These works are generally in the 20th century extension which was assessed

on site to have no historic character or architectural details of interest. These areas are considered to be of low significance and the works are not thought to harm the historic or architectural significance of the Listed Grade II building.

No responses were received as a result of the public consultation through a site notice and a press notice.

No planning concerns were raised as a result of internal consultation.

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 D1 and 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



Daniel Pope
Director of Economy, Regeneration and Investment