

Application ref: 2020/2149/L  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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The Planning Lab  
Room S6  
South Wing  
Somerset house  
London  
WC2R 1LA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**43 Great Russell Street**  
**London**  
**WC1B 3PD**

#### **Proposal:**

Internal refurbishment and alterations throughout the building to include the removal of modern partitions, infilling of modern basement stair and new stair, replacement WCs, new secondary glazing, new services, replacement of modern floors and general repair and restoration

Drawing Nos: 0.00, 0.01, 0.10, 1.00, 1.01, 1.02, 1.03, 1.04, 1.05, 1.10, 1.11, 1.12, 1.13, 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 2.00, 2.01, 2.02, 2.03, 2.04 Rev A, 2.05 Rev A, 2.10, 2.11, 2.12 Rev A, 2.13, 2.20, 2.21 Rev A, 2.22, 2.23, 2.24, 2.25 Rev A, 3.00 Rev B, 3.01, 3.02, 3.03, 3.04 Rev A, 3.05 Rev B, 3.10 Rev B, 3.11 Rev B, 3.12 Rev B, 3.13 Rev B, 3.14 Rev B, 3.20 Rev B, 3.21 Rev B, 3.22 Rev B, 3.23 Rev B, 3.24, 3.25 Rev B, 5.00, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08 Rev A, 6.00, 6.01, 6.02, 6.03, 6.04, 7.00, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.20, 7.21, 7.22, 7.23, 7.23. 7.24, 10.00, 10.01, 10.01, 10.02, 10.03, 10.04, Design & Access Statement part 1 and part 2, Daylight and Sunlight letter, Heritage Statement, Planning Statement, Structural Report, 27563/PNA1 Rev 4 Environmental Noise Survey and Plant Noise Assessment Report.

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: 0.00, 0.01, 0.10, 1.00, 1.01, 1.02, 1.03, 1.04, 1.05, 1.10, 1.11, 1.12, 1.13, 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 2.00, 2.01, 2.02, 2.03, 2.04 Rev A, 2.05 Rev A, 2.10, 2.11, 2.12 Rev A, 2.13, 2.20, 2.21 Rev A, 2.22, 2.23, 2.24, 2.25 Rev A, 3.00 Rev B, 3.01, 3.02, 3.03, 3.04 Rev A, 3.05 Rev B, 3.10 Rev B, 3.11 Rev B, 3.12 Rev B, 3.13 Rev B, 3.14 Rev B, 3.20 Rev B, 3.21 Rev B, 3.22 Rev B, 3.23 Rev B, 3.24, 3.25 Rev B, 5.00, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08 Rev A, 6.00, 6.01, 6.02, 6.03, 6.04, 7.00, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.20, 7.21, 7.22, 7.23, 7.24, 10.00, 10.01, 10.01, 10.02, 10.03, 10.04, Design & Access Statement part 1 and part 2, Daylight and Sunlight letter, Heritage Statement, Planning Statement, Structural Report, 27563/PNA1 Rev 4 Environmental Noise Survey and Plant Noise Assessment Report.

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 and information 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) Panelled doors
- b) Fireplace at first floor level
- c) Roof pavers
- d) Plant maintenance 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.

#### Informative(s):

- 1 Reasons for granting permission:  
The applicants propose to restore the existing building to its original appearance, while allowing for the needs of a contemporary workplace

involving integration of I.T, services and accessibility requirements. The following works are proposed:

Reinstatement of shopfront door and windows on Great Russell Street and Coptic Street at ground floor, repair and decoration of facade and replacement of modern windows

The historic shopfront composition would be reinstated within the proposals. The separate entrance leading to the upper floors is removed and the window and metal grille reinstated. The stonework would be repaired and the paintwork updated to better reveal the 'oeils de boeuf'. The façade would be restored and repainted which is considered acceptable.

All the existing sash windows will be overhauled and repaired and improved secondary glazing will be inserted and would be considered acceptable.

Side elevation

The side elevation facing Coptic Street will be largely restored. The current doorway would be reinstated as a window and the historic doorway reopened. Stonework and paint work would also be repaired and restored. This is considered to be acceptable.

Basement alterations

At basement level there are some changes to the plan layout. The circular staircase leading to the ground floor would be removed and relocated within the rear lightwell. The existing staircase is not historic and significantly compromises the plan form at basement and ground floor levels, its removal would therefore be welcomed. An accessible W.C and separate shower are also proposed at this level, it is not considered that there addition would have an impact on the existing arrangement at this level. Various built in cupboards are erected containing the electricity server and other small elements of plant that support the building, these are all considered acceptable.

Ground floor alterations

At ground floor level modern partitions and the modern circular staircase are to be removed. This reinstates elements of the historic plan form and allows the space to be fully appreciated. A fire curtain is installed at ceiling level to ensure the building complies with fire regulations, and whilst this is not ideal, it will have little impact on the overall appreciation of the space and little impact on the listed building. There will be a rationalisation and improvement to building services including a new VRF (Variable Refrigerant Flow) system within new joinery proposed. The services are to be housed within existing service runs through the stair core. The service runs are boxed in sensitively to ensure they do not affect architectural detailing such as adjacent window and door architraves. Services within the individual rooms are housed within joinery units that are sensitive to the aesthetic of the building. A service run is created to the rear of the building where fabric has already been altered. At some point, there were openings on each floor between the building and the building to the rear, these have since been bricked up, and will now be used to house new services. No historic fabric will be harmed as a result. The plant associated with the VRF system is sensitively located to the rear of the building and will not harm any views and therefore is considered acceptable.

### First, second and third floors alterations

At the upper levels all modern partitions are to be removed, reinstating the historic plan form. Various shelves and cupboards are erected, all in keeping with and respectful of the existing historic fabric. At first floor level a fireplace is reinstated, details of which will be requested through condition.

## 2 Replacement of dumb waiter with new lift shaft

At present there is a dilapidated dumbwaiter within the rear lightwell that runs from basement to the top floors of the building. The proposals are to remove the dumbwaiter and replace it with a lift that serves all floors. Externally, the lift shaft is enclosed with brick and would be rendered to match the existing stone work on the building and therefore will have little impact on the rear elevation of the building, and although its projection would be larger than the dumbwaiter, it will rationalise the volumes creating a tidier appearance from street view and long views. Access to the lift will be via the openings already created to access the dumbwaiter. The openings are proposed to be made slightly larger than existing, however the loss of fabric is considered to be minimal and as these areas have already been altered, the additional minor alteration is not considered to cause any additional harm to the listed building.

### Roof

At roof level there are very few alterations as the proposed plant is relatively small and has been located within the lightwell on a platform. An acoustic screen shall surround the proposed heat recovery condenser proposed. Access to the platform will be via a ladder, and roof paving is also proposed, details of the plant maintenance access would be requested and would be secured by condition. The lift over run would also be minimal in terms of its height. This results in no changes to the views at roof level. Refurbishment of the existing chimney stacks and pots is also proposed, this would be considered to be acceptable. The floor is would be repaved, details of the paving with be requested as part of a condition.

### Damp proofing, Joinery

All modern internal doors are proposed to be replaced these should be panelled doors, details of these would be requested by condition. A professional damp and rot survey was carried out during the course of the application and shows the only way to address the extensive damp and severe rot in the basement comprehensively enough is to cast a concrete floor to cover the extent of the damage and reduce the potential for the damp and rot to continue. The proposed Delta Membrane damp proofing system is proposed which has been used in a number of heritage buildings including the V&A and Kensington Palace which have been approved by Historic England. This method is therefore considered to be acceptable.

Overall, the scheme improves the building by reinstating the shop front and door to the side elevation, repairing and restoring the internal and external elevations, removing the dumbwaiter, reinstating much of the historic plan form and improving the secondary glazing. There is very small harm as a result of placing the staircase from basement to ground floor externally and the installation of the lift, however the extensive benefits mentioned above within

the discussion outweighs that harm and is therefore considered acceptable.

The proposal will not result in the removal of any original features of the host building, and therefore would not result in the loss of any historic character or fabric of the listed building.

The proposed works are therefore considered to preserve the setting and significance of the listed building and the character and appearance of the wider conservation area.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with Policy D2 of the Camden local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and the National Planning Policy Framework 2019.

- 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).
- 4 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.
- 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 above the printed name and title.

Daniel Pope  
Chief Planning Officer