

Application ref: 2021/1037/L
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Date: 20 May 2021

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Mr Sean Emmett
29a Montague Street
London
WC1b5bL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**45 Russell Square
London
WC1B 4JP**

Proposal:

Internal Alterations to Create Additional Toilet Facilities at Basement, 2nd & 3rd Floors.
Testing, Repairing and Upgrading of Existing Services.

Drawing Nos:

Design and Access Statement

Heritage Statement

Site Plan

BB206 - 2021 - 201 - Existing Lower Ground Floor
BB206 - 2021 - 301 - Lower Ground Floor Demolition Plan
BB206 - 2021 - 401 - Proposed Lower Ground Floor Plan
BB206 - 2021 - 202 - Existing Ground Floor Plan
BB206 - 2021 - 302 - Ground Floor Plan Demolition
BB206 - 2021 - 402 - Proposed Ground Floor Plan
BB206 - 2021 - 203 - Unchanged First Floor Plan
BB206 - 2021 - 204 - Existing 2nd Floor Plan
BB206 - 2021 - 304 - 2nd Floor Demolition Plan
BB206 - 2021 - 404 - Proposed 2nd Floor Plan
BB206 - 2021 - 205 - Existing 3rd Floor Plan
BB206 - 2021 - 305 - 3rd Floor Demolition
BB206 - 2021 - 405 - Proposed 3rd Floor Plan

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:

Design and Access Statement

Heritage Statement

Site Plan

BB206 - 2021 - 201 - Existing Lower Ground Floor

BB206 - 2021 - 301 - Lower Ground Floor Demolition Plan

BB206 - 2021 - 401 - Proposed Lower Ground Floor Plan

BB206 - 2021 - 202 - Existing Ground Floor Plan

BB206 - 2021 - 302 - Ground Floor Plan Demolition

BB206 - 2021 - 402 - Proposed Ground Floor Plan

BB206 - 2021 - 203 - Unchanged First Floor Plan

BB206 - 2021 - 204 - Existing 2nd Floor Plan

BB206 - 2021 - 304 - 2nd Floor Demolition Plan

BB206 - 2021 - 404 - Proposed 2nd Floor Plan

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.

Informative(s):

- 1 Reasons for granting listed building consent (delegated):

45 Russell Square, listed Grade II, is one of a terrace of 6 houses on the south side of Russell square.

Built 1800-03, the terraces were altered in 1898, when the new terra cotta cornice, frieze and other decorative elements were introduced following the

success of the Russell Hotel designed by Charles Fitzroy Doll. These alterations to the main facades are visually prominent and give the terraces a certain distinctiveness relative to their neighbours.

The back of the terrace has retained much of the simplicity of the original design although this has been diluted somewhat by the extensions that have been permitted since the second half of the nineteenth century.

The main significance of this building is as part of a remaining section of terrace and the contribution this makes to the overall character and appearance of Russell Square.

Internally the layout of the rooms, the main staircase and the decorative items on the ground and first floors are of significance although how much of this is original in view of the extent of rebuilding following bomb damage is not clear.

This listed building application seeks permission for alterations to the existing toilet facilities, including removal on non-load bearing walls at 2nd and 3rd floor and the repair / replacement of existing services.

The proposed reordering of the inside of the property is not seen as either contentious or deleterious to the architectural significance of the terrace.

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)

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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
Chief Planning Officer