

Application ref: 2022/1723/L
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Date: 7 June 2022

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MR Andrew Dorward
De Morgan House
57-58 Russell Square
London
WC1B 4HS
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**57-58
Russell Square
London
Camden
WC1B 4HS**

Proposal:

Repair (installing two support steel beams) to stone slab cantilever staircase. A repair is required due to a crack in the stone slab.

Drawing Nos: Design Statement (2), De Morgan House heritage statement,
Recommended repair, Outside Comms Room Ground Floor, Turn in the Stairs 2,
Comms Room Ceiling, Planned Repair 222177 SK-01, Russell Square 57-58 GRD
Floor, Under carpet and possible old repair.

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 Statement (2), De Morgan House heritage statement, Recommended repair, Outside Comms Room Ground Floor, Turn in the Stairs 2, Comms Room Ceiling, Planned Repair 222177 SK-01, Russell Square 57-58 GRD Floor, Under carpet and possible old repair.

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 57-58 Russell Square are grade II listed and within the Bloomsbury Conservation Area. The two buildings form part of a terrace of nine, constructed in 1800-03 by James Burton and altered by PE Pilditch in 1898. Set over three floors with additional attic storeys and basements, the buildings are constructed from multi-coloured stock bricks with rusticated stucco ground floors. Each floor has three bays each and slate covered mansard roofs. Terracotta dressings were added to the elevations during the alterations of 1898. The buildings have been laterally converted altering the circulation and original plan form of each building.

The staircase to number 57 is stone and cantilevered. As the staircase turns from the first set of stairs from ground floor level leading to the first floor, cracks have appeared compromising the stability of the staircase.

A structural engineer has confirmed that the cracks occurred some time ago and has assessed the rest of the building affirming that there are no other structural instabilities. It is not clear how or why the cracks occurred but further cracking is not expected.

The engineer has advised the staircase is strengthened by installing two steel beams underneath the staircase that are fixed into the surrounding masonry wall.

The steels will stabilise the staircase and will involve minimal intervention in to historic fabric. The steels will be visible from the underside of the staircase, however as this is contained within a small communications room, the visual intrusion will have little impact on the overall aesthetic of the building.

The proposed works will not harm the special interest of the grade-II-listed

building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 2 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.

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 2021.

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