

Application ref: 2022/3719/L
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MR Trenton Pittock
Carlton House
34-36
Carlton Park Industrial Estate
Saxmundham
IP17 2NL
England

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Office Expanse
45 Russell Square
London
Camden
WC1B 4JP

Proposal:

Works to include the build out of classrooms, receptions and store rooms. This will include science and art/cooking wet areas. Structural build out to be carried out on 1st, 2nd and 3rd floors. Wet areas to be constructed on Lower Ground Floor.

Drawing Nos: Heritage Statement; Site Plan; Existing Layout Level -01; General Arrangement Plan level -01; Services Level -01; Existing Layout Level 00; General Arrangement Plan Level 00; Existing Layout Level 01; General Arrangement Plan Level 01; Existing Layout Level 02; General Arrangement Plan Level 02; Partition Setting Out Layout Level 02; Existing Layout Level 03; General Arrangement Plan Level 03; Partition Setting Out Layout Level 03; Interior Concept.

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:

Heritage Statement; Site Plan; Existing Layout Level -01; General Arrangement Plan level -01; Services Level -01; Existing Layout Level 00; General Arrangement Plan Level 00; Existing Layout Level 01; General Arrangement Plan Level 01; Existing Layout Level 02; General Arrangement Plan Level 02; Partition Setting Out Layout Level 02; Existing Layout Level 03; General Arrangement Plan Level 03; Partition Setting Out Layout Level 03; Interior Concept.

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):

No.45 is one of a terrace of 6 houses, located on the south-east side of Russell Square.

James Burton built the original terraces that face Russell Square at the start of the 19th century. These are four storeys in height with a basement and an attic level and are built in a yellow stock brick with a rusticated stucco base. Additional terracotta decoration was added in around 1898 following the construction of the Russell Hotel located on the east side of the square.

Russell Square is the largest of the Bloomsbury squares and formed part of the phase of development that followed the construction of Bedford Square. The square was originally laid out by Humphrey Repton, a leading landscape architect of the early 19th century, but extensively replanted in 1959.

Both Russell Square and No.45 Russell Square are listed grade II.

The original proposal was considered not to better enhance nor better reveal the significance of the heritage asset and an objection to this proposal was received from Bloomsbury CAAC. After discussions with Camden conservation officers the initial scheme was revised to better preserve the existing planform

of the building.

The proposal includes reversible interventions that are considered necessary to render the premises suitable for occupation as a school building.

The proposal is considered not to be unduly detrimental to the architectural significance of the building, and the previous objections from the CAAC have now been overcome.

The application has been advertised in the press and by means of a site notice.

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 2021 and the National Planning Policy Framework.

- 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



Daniel Pope
Chief Planning Officer