

30 January 2023

London Borough of Camden
Development Management Team
Development Management
5 Pancras Square
London
N1C 4AG

FAO: Colette Hatton

Dear Officers

Discharge of Conditions | 43 Great Russell Street, London WC1B

On behalf of our client, Andrew Nurnberg Associates (ANA) we enclose an application to discharge conditions associated with the listed building consent (ref: 2020/2149/L) for the refurbishment and alteration of the existing Grade II listed building at 43 Great Russell Street, London WC1B.

In particular, the application seeks to part discharge condition 4, in relation to the following:

- **Condition 4a. (Panelled doors)**
- **Condition 4c. (Roof pavers)**
- **Condition 4d. (Plant maintenance access)**

Background | Full planning permission and listed building consent (ref. 2020/1426/P and 2020/2149/L) for this development were granted by LBC on 13th May 2021. This scheme permitted the internal and external refurbishment and upgrade of the building to enable its new owners to occupy it comfortably. A full external upgrade was proposed including reinstating the original shopfront door and window and new plant.

The description of development for the listed building consent is:

“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.”

A non material amendment (NMA) and a new listed building consent were submitted on 22nd December 2022 to amend some detailed design elements, namely changes to internal cabinetry, M&E plant, additional smoke vent equipment, reduced lift capacity and other internal and external changes. These applications are still awaiting validation by LBC.

The majority of the condition details contained in this current application are aligned to the original permissions and could technically be submitted now, but some details affect elements that are to be approved as part of the NMA and LBC submitted in December 2022. However, due to the programme pressure onsite, it was agreed with LBC officers that these details can be submitted so the conditions can be discharged after the NMA and listed building consent have been approved. This application is for the part discharge of condition 4, parts (a), (c) and (d).

This application has been submitted via the planning portal (ref: PP-11851993). An application form is submitted, together with the relevant information to support the condition prepared by OMMX. There is no application fee for this application as the conditions relate to a listed building consent.

Details of the conditions

Condition 4a | *“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.”*

The submitted Planning Conditions document by OMMX includes the existing and proposed drawings for the replacement works for the panelled door and frame, serving the front and rear office space located at first floor. This specifically includes details of the materials, suppliers, measurements, structural specifications and drawings of the relevant areas of the proposed refurbishment.

Condition 4c | *“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: c) Roof Pavers.”*

The Planning Condition document contains information on the proposed roof pavers, supported on a pedal system. Details of the product and materials, suppliers, measurements and a summary on how the roof pavers will be supported structurally, are outlined on page 4 of the Planning Conditions document by OMMX.

Condition 4d | *“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: d) Plant maintenance access.”*

The Planning Condition document contains a section and scaled drawings for the proposed plant and maintenance access for the roof. This has been prepared by OMMX and Richie + Dafifn MEPH consultants. Details of the product, materials and dimensions are provided.

Summary

This application contains details required to part discharge condition 4 of the listed building consent, relating to conditions 4a, 4c and 4d. If you have any questions on any of the enclosed information, please contact me at melanie@theplanninglab.com.

Yours faithfully

Melanie Gurney

The Planning Lab