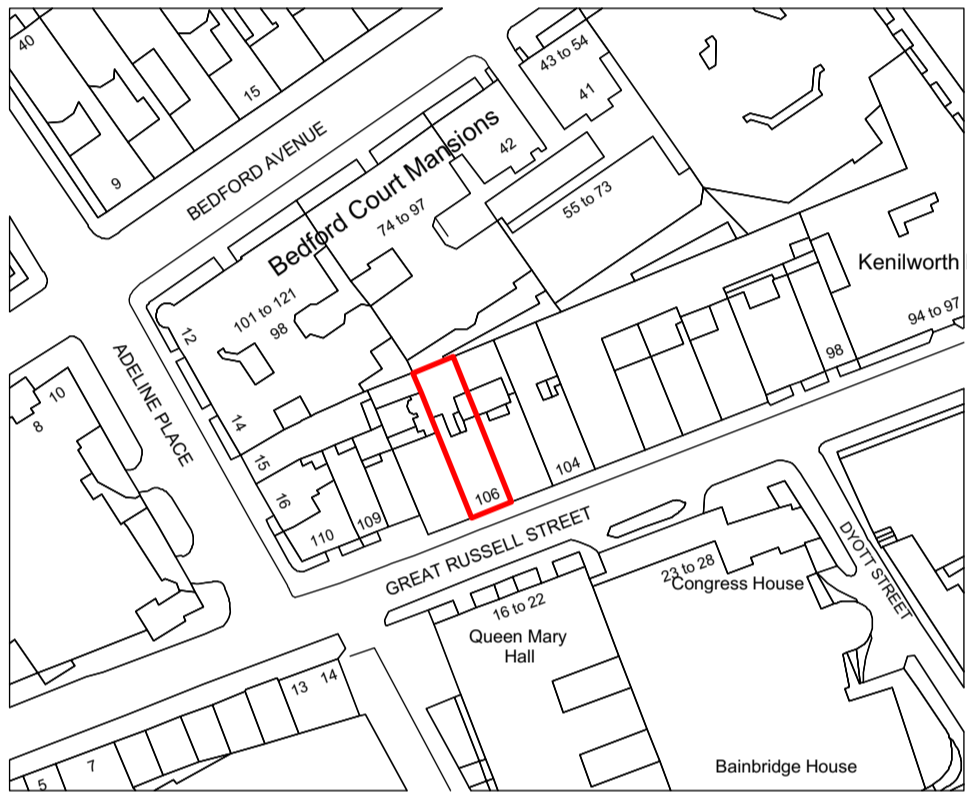
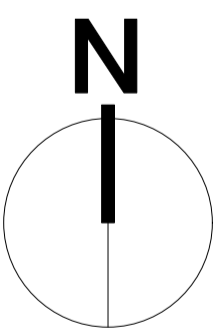


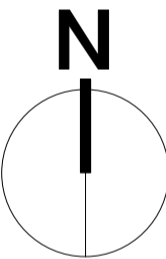
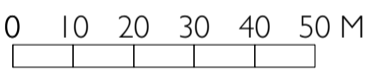
1

Site Block Plan
Scale: 1:500



2

Site Location Plan
Scale: 1:1250



FREEFORM ARCHITECTS

ARCHITECTS + DESIGNERS

92 Claxton Grove
London W6 8HE
Tel: 07909531830
Email: richard@freeformarchitects.com

GENERAL NOTES

All dimensions are in millimetres
All dimensions to be checked on site
Any discrepancies to be reported to the architect immediately
This drawing forms part of a Planning Application Package and must be used for Planning purposes only.
Refer to structural engineers drawings and specifications for all structural elements.

© FREEFORM ARCHITECTS

Project Name:
106 Great Russell Street, London, WC1B 3NB

Client:
Artimede

All dimensions are in millimetres
All dimensions to be checked on site

Drawing name:
Site Location + Block Plan

Date:
Feb 2025

Scale: Sheet Size A1
1:500 1:1250

Job no:
24-FFA-004

Revision:
/

Drawing no:
GA_SI_PL_099

Drawn by:
RDL

Planning Level

from an outline survey



Photo 1 (above): Aerial view (source: Google 3D)



Photo 2 (above): Rear elevation



Photo 3 (above): Existing rear elevation (source: existing drawings)



Photo 4 (above): Proposed rear elevation (source: proposed drawings)

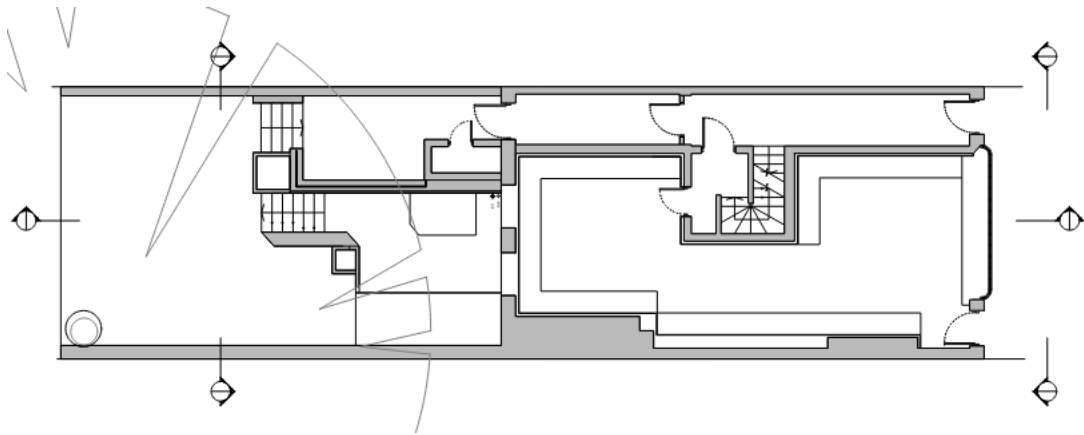


Photo 5 (above): Existing ground floor plan (source: existing drawings)

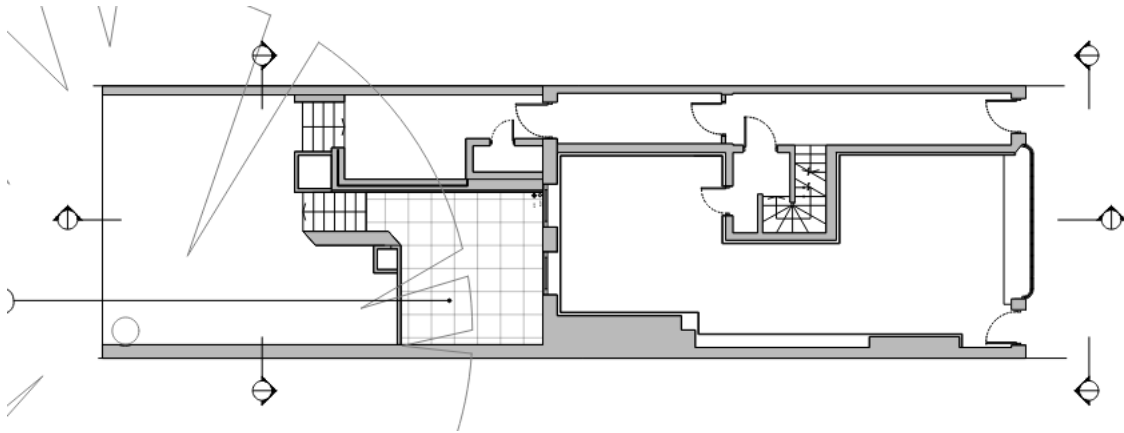


Photo 6 (above): Proposed ground floor plan (source: proposed drawings)



Photo 7 (above): Existing sectional elevation (source: existing drawings)

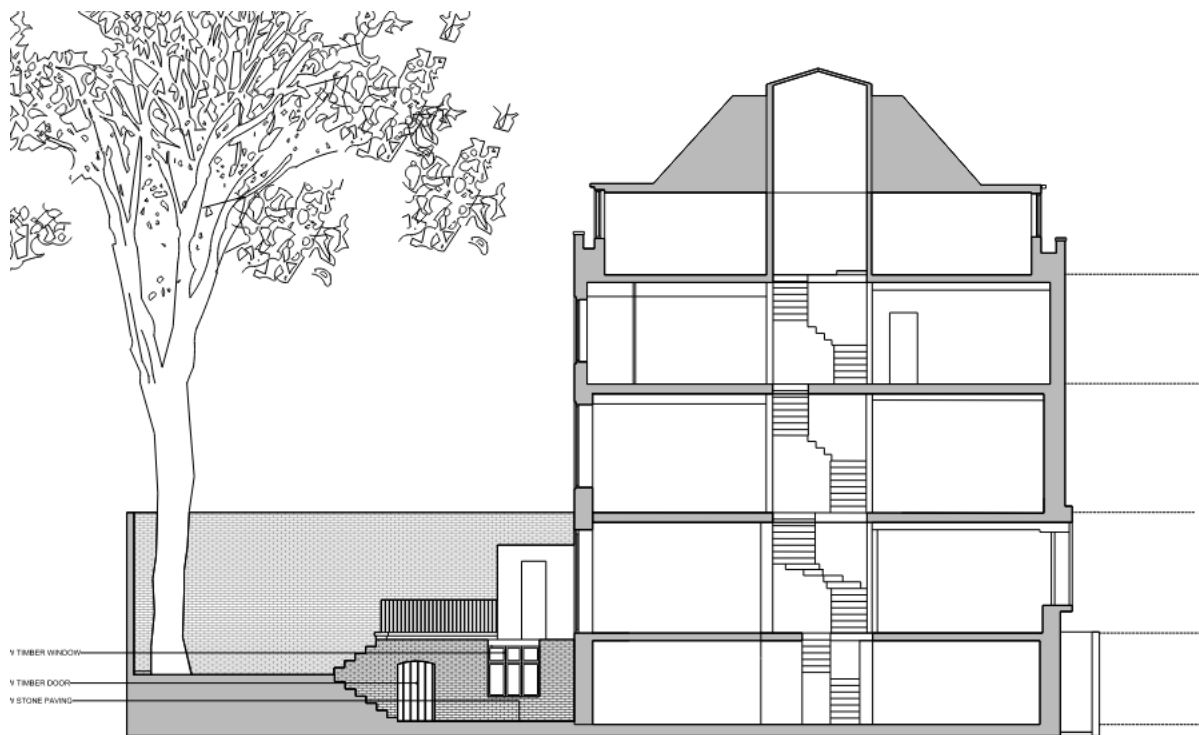


Photo 8 (above): Proposed sectional elevation (source: proposed drawings)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	15/04/2025
		N/A / attached		Consultation Expiry Date:	06/07/2025
Officer			Application Number(s)		
Lauren Ford			i. 2025/0680/P ii. 2025/0714/L		
Application Address			Drawing Numbers		
106 Great Russell Street London WC1B 3NA			See Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Demolition of existing outbuildings to the rear and changes to windows and doors at lower ground floor level to the rear and side elevations.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		i. Full planning permission ii. Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Summary of consultation:	Site notices for 2025/0680/P were displayed near the site on the 21/02/2025 (consultation end date 17/03/2025). Site notices for 2025/0714/L were displayed near the site on 11/06/2026 (consultation end date 05/07/2025). The development was also advertised in the local press on the 27/02/2025 for 2025/0680/P (consultation end date 23/03/2025) and on 12/06/2025 for 2025/0714/L (consultation end date 06/07/2025).					
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	0
			No. Electronic	00		
Summary of consultation responses:	No objections have been received from neighbouring residents.					
Bloomsbury CAAC	<p>The Bloomsbury CAAC have objected to the proposal. Their objection can be summarised as follows:</p> <ul style="list-style-type: none">• Damage to front elevation should be repaired not replaced. Total replacement should not be permitted.• Existing outbuildings/ structures especially the small-glazed conservatory-type building are characterful and should not be removed without justification.• The use of Crittal glazing is inappropriate for a building of this kind. Replacement glazing should be timber or minimum aluminium if properly justified. <p><u>Officer Comment:</u></p> <ul style="list-style-type: none">• <i>Changes to the front elevation have been omitted</i>• <i>The demolition of the existing outbuildings/structure are considered acceptable due to their extremely poor condition and limited historic or architectural interest.</i>• <i>This has been revised. Timber is proposed for the basement rear fenestration.</i>					
Bloomsbury Association	<p>The Bloomsbury Association have objected to the proposal. Their objection can be summarised as follows:</p> <ul style="list-style-type: none">• There have been applications in the past to remove the existing TPO tree. Expected details of the foundation structure of the proposed decking to be submitted with measures to ensure safeguarding of the tree's root base, and proposals for surface water drainage together with measures to ensure continued irrigation of the tree.• It seems the proposal is to create an external events space. We would expect conditions limiting times of use and levels of noise and external lighting to protect the amenity of adjoining residential buildings.• Vertical pane of flat glass on the eastern side of the shop window should be replaced with new curved glass to match the original. <p><i>Officer comment:</i></p>					

- | | |
|--|---|
| | <ul style="list-style-type: none">• <i>The decking has been omitted from the proposal</i>• <i>No information has been submitted that states or indicates than an external events space is being proposed.</i>• <i>The changes to the front elevation have been omitted.</i> |
|--|---|

Site Description

The application site comprises a Grade II listed terraced property located on the northern side of Great Russell Street and is within the Bloomsbury Conservation Area.

The site is currently occupied by Artemide (lighting retailer), including retail and office space, with the lawful use being Class E.

Relevant History

Application Site

2012/3688/P: *Erection of extension at rear basement and ground floor level with terrace over at first floor level (following demolition of existing ground floor extension) in connection with existing retail shop (Class A1).* **Withdrawn**, 13/12/2012 following concerns raised regarding the impact on the listed building.

2012/3746/L: *Erection of extension at rear basement and ground floor level with terrace over at first floor level (following demolition of existing ground floor extension) and internal alterations all in connection with existing retail shop (Class A1).* **Withdrawn**, 13/12/2012 following concerns raised regarding the impact on the listed building.

2013/3336/PRE: *Erection of two storey rear extension, internal alterations and relandscaping to the rear yard area.* Pre-application advice issued 01/10/2013. This scheme was similar to the previous proposal (2012/3688/P and 2012/3746/L) and it was advised that the Council's concerns were not addressed.

2014/4963/P: *Erection of a rear basement level extension associated external stair and walkway adjacent following demolition of existing rear extensions at basement level and installation of rear door at ground floor level and landscaping of rear yard area.* **Withdrawn**, 22/09/2015.

2014/5348/L: *Erection of a rear basement level extension associated external stair and walkway adjacent following demolition of existing rear extensions at basement level and installation of rear door at ground floor level and landscaping of rear yard area.* **Withdrawn** 22/09/2015.

2015/6422/P: *Erection of single storey rear extension at lower ground floor level.* **Granted**, 07/12/2016.

2016/0354/L: *Erection of single storey rear extension at lower ground floor level with associated internal alterations and refurbishment.* **Granted**, 07/12/2016.

Relevant policies

The London Plan (2021)

The National Planning Policy Framework (2024)

Camden Local Plan (2017)

D1 Design

D2 Heritage

A1 Managing the impact of development

Camden Planning Guidance (CPG)

CPG Design (2019)

CPG Amenity (2018)

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Draft Camden Local Plan

A [Submission Draft Camden Local Plan](#) (updated to take account of consultation responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation). The Submission Draft is a significant material consideration in the determination of planning applications but still has limited weight at this stage.

Assessment

1. Proposal

1.1. The applicant seeks planning permission and listed building consent for the demolition of existing outbuildings to the rear and changes to windows and doors at lower ground floor level to the rear and side elevations.

1.2. The following revisions were negotiated during the application:

- Changes to the shopfront omitted;
- Decking to the rear omitted; and
- Changes to the design of the rear basement doors from crittal to timber.

2. Considerations

2.1. Key planning issues to be considered are as follows:

- Design & Heritage
- Neighbouring Amenity

3. Design & Heritage

3.1. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas and listed buildings.

3.2. The application building was constructed in the late Seventeenth Century as a townhouse, but has been altered with a late Eighteenth century front façade, and early nineteenth century shopfront. Internally the original domestic layout is still clearly evident, although somewhat altered in places. It is of special interest owing to its architectural interest with its well detailed facades, townscape value with neighbouring building, plan form and evidential value demonstrating various phases of historic development and uses.

3.3. The Bloomsbury Conservation Area's character and appearance derives in part from its origins as one of the earliest parts of London which still survives. It is generally laid out in an informal grid, with terraces of houses. Over the centuries, as the uses in the area changed, buildings were re-fronted, and the ground floor converted to commercial uses.

Assessment:

3.4. The demolition of the two existing small outbuildings at lower ground floor level are acceptable as they are in poor condition and have limited historic or architectural interest. This has been confirmed by the Council's Conservation Team.

3.5. The Bloomsbury CAAC objected to the originally proposed use of critall fenestration at basement level. It is noted that the rear fenestration is a later addition and the principle of replacing this element would be acceptable as it wouldn't result in the loss of historic or original fabric. The proposed materials would now be timber for the windows and doors which

would be more appropriate. The detailed design of the fenestration would also be in keeping with the façade and is appropriate to the age and style of the building.

- 3.6. Decking was originally proposed in the rear garden which was not supported. These elements were revised and now stone paving is proposed to the rear which is an acceptable material for the context.
- 3.7. Special regard has been attached to the desirability of preserving the conservation area, listed building, its setting and its features of special architectural or historic interest.
- 3.8. Overall, the proposed works would avoid harm to and preserve the character and appearance of the listed building and wider conservation area. Overall, the proposal is not considered harmful to the character of appearance of the listed host building, or Bloomsbury Conservation Area and is thus in accordance with policies D1 and D2 of the Camden Local Plan 2017.

4. Neighbouring Amenity

- 4.1. Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm their amenity. This includes factors such as loss of outlook, loss of light and privacy.
- 4.2. Due to its scale, nature and location, the proposal does not raise any unacceptable amenity related concerns. The proposed changes to windows and doors are located at lower ground floor level and would therefore not result in an unacceptable impact on neighbouring amenity.
- 4.3. It is noted that an objection has been received from the Bloomsbury Association that states that the proposal appears to create an external events space and that conditions limiting times of use and levels of noise and external lighting should be attached to protect the amenity of adjoining residential buildings. No information has been submitted that states or indicates that an external events space is being proposed, therefore such conditions are not considered necessary in this instance.

5. Recommendation

- 5.1. Grant conditional planning permission and listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th July 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2025/0680/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 3 June 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

FREEFORM ARCHITECTS
92
Claxton Grove
London
W6 8HE
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

106 Great Russell Street
London
Camden
WC1B 3NA

DECISION

Proposal:

Demolition of existing outbuildings to the rear and changes to windows and doors at lower ground floor level to the rear and side elevations.

Drawing Nos: GA_SI_PL_009; GA_EX_PL_001; GA_EX_PL_002; GA_EX_EL_006; GA_EX_EL_007; GA_SEC_004, Revision B; GA_SEC_006, Revision A; GA_SEC_007, Revision B; GA_PL_003, Revision B; GA_PL_004, Revision A; GA_EL_007, Revision A; GA_EL_008, Revision A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: GA_SI_PL_009; GA_EX_PL_001; GA_EX_PL_002; GA_EX_EL_006; GA_EX_EL_007; GA_SEC_004, Revision B; GA_SEC_006, Revision A; GA_SEC_007, Revision B; GA_PL_003, Revision B; GA_PL_004, Revision A; GA_EL_007, Revision A; GA_EL_008, Revision A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 4 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat). .

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

DRAFT

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DECISION

Application ref: 2025/0714/L
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 3 June 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

FREEFORM ARCHITECTS
92
Claxton Grove
London
W6 8HE
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
106 Great Russell Street
London
Camden
WC1B 3NA

DECISION

Proposal:

Demolition of existing outbuildings to the rear and changes to windows and doors at lower ground floor level to the rear and side elevations.

Drawing Nos: GA_SI_PL_009; GA_EX_PL_001; GA_EX_PL_002; GA_EX_EL_006; GA_EX_EL_007; GA_SEC_004, Revision B; GA_SEC_006, Revision A; GA_SEC_007, Revision B; GA_PL_003, Revision B; GA_PL_004, Revision A; GA_EL_007, Revision A; GA_EL_008, Revision A.

The Council has considered your application and decided to grant 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: GA_SI_PL_009; GA_EX_PL_001; GA_EX_PL_002; GA_EX_EL_006; GA_EX_EL_007; GA_SEC_004, Revision B; GA_SEC_006, Revision A; GA_SEC_007, Revision B; GA_PL_003, Revision B; GA_PL_004, Revision A; GA_EL_007, Revision A; GA_EL_008, Revision A.

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.

DRAFT

Informative(s):

- 1 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.
- 2 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, 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.
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<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION