

Application ref: 2022/5446/P  
Contact: Neil McDonald  
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Date: 19 April 2023

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

Phone: 020 7974 4444

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Centro Planning Consultancy  
104C St. John Street  
London  
EC1M 4EH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**112 A Great Russell Street**  
**London**  
**Camden**  
**WC1B 3NP**

#### **Proposal:**

Variation of conditions 2 (approved plans), 3 (air quality), 6 (cycle storage), 9 (noise), 10 (drainage) and 14 (hotel bedroom number) together with submission of details in discharge of condition 12 (electrical plant in basement), of planning permission ref: 2015/3605/P allowed at appeal ref: APP/X5210/W/16/3147078 dated 04/10/2016, as amended by 2020/1438/P dated 01/06/2020, for 'Change of use of part ground floor and basement levels -4 and -5 from Car Park (sui generis) to hotel (Class C1), including alterations to openings, walls and fascia on ground floor elevations on Great Russell Street and Adeline Place', namely to: increase the number of hotel bedrooms from 166 to 187 with associated internal and external alterations on ground floor elevations on Great Russell Street and Adeline Place.

#### **Drawing Nos:**

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

#### **Condition(s) and Reason(s):**

- 1 Commencement of works condition superseded due to scheme now already

being implemented.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; GRS-1101 C10; GRS-1102 C10; GRS-1103 P6; GRS-1104 C3; GRS-1105 C2; GRS-1152 C1; GRS-1153 C1; GRS-1154 C1; GRS0171 P3 (Adeline Place); GRS-0171 P3 (Great Russel Street); Mechanical Drawings (W602-MYC-) 00-00-DR-ME-5921 R3, 00-00-DR-ME-5924 R3, 00-GF-DR-ME-5901B, 00-GF-DR-ME-5904 R1; Drainage Drawings (W602-MYC-) 00-B5-DR-PH-5201 R2, B5-DR-PH-5203 R2, B5-DR-PH-5204 R5, 00-00-DR-ME-52YY R2; Electrical Drawings 8500109674B rev 1; E01 rev 2.

Drawings for information purposes only: Schedule of silencers and acoustic treatment; Design criteria; 000 - Dry cooler layout; 001 - Dry cooler supply; 002 - Dry cooler exhaust; 003 - air flow schematic; Schedule of Louvres and air intake -discharge terminals.

Supporting Documents: Air Quality Assessment by Hawkins Environmental dated 22 Nov 2022; Fire Statement by Marshall Fire dated 06 Dec 2022; Covering Letter by Centro Planning Consultancy dated 12 Dec 2022; Energy Strategy Report by Syntegra dated Dec 2022; Building Control Letter from RBC dated Jan 2022; Hotel Management Plan dated Nov 2022; Noise Technical Note by Hawkins Environmental dated 21 Nov 2022; Acoustic Impact Assessment by Hawkins Environmental dated 15 Dec 2022; Planning and Design Statement by Centro Planning Consultancy dated Dec 2022; Pre Completion Sustainability Proforma by Syntegra dated 17 April 2020; BREEAM Pre-Assessment 17 April 2020; BREEAM Change of Use Confirmation dated 24/01/2022; Servicing Management Plan dated February 2020; Transport Assessment by TPP dated Nov 2022; Transport Note by TPP dated Nov 2022; Travel Plan by TPP dated Nov 2022; Thames Water letter dated 20-08-18; Drainage Strategy by MY Construction dated 28 Nov 2022; Drainage Technical Note by MY Construction dated 14 August 2020; Sewage Pump Installation Operating and Maintenance Instructions by Salzer; Pump Station Installation Guidance Risk Assessment Rev 1; Vacuum Plant Service Manual by Evac for Type 10/30HQE; Vacuum Plant Operating Manual for Collecting Unit Type 30; Lift Traffic Analysis Report by The Lift Consultancy dated Dec 2022; Lift Maintenance Agreement; Accessibility Technical Note by David Bonnett Associates dated Aug 2021; Hotel Demand Study by Avison Young dated 18 Nov 2022.

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

- 3 Prior to first occupation of the development, an Air Quality Report shall be submitted to and approved in writing by the local planning authority. The report shall provide evidence that an appropriate NO2 scrubbing system on the mechanical ventilation intake has been installed. The system shall be generally in accordance with the recommendations of the submitted Air Quality Assessment by Hawkins Environmental, dated 22 November 2022. The report shall include a detailed maintenance plan for the system. The scrubbing system shall thereafter be operated and maintained in accordance with the approved report for the lifetime of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1 and CC4

of the London Borough of Camden Local Plan 2017.

- 4 Deliveries and collections (including waste collections) shall be taken at or despatched from the site only between 0900hrs and 2100hrs on any day.

Reason: To safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 5 Detailed drawings, or samples of materials 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) manufacturer's specification and details of all facing materials including colour and samples of those materials.
- b) plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new hotel entrance at a scale of 1:10
- c) details including sections at 1:10 of all windows (including jambs, head and cill details), ventilation grills and external doors.
- d) details of service ducts.

The relevant parts of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 6 The approved cycle parking facility comprising 20 Sheffield stand spaces shall be provided as shown on plan GRS-1101 C10 prior to occupation of the development and shall thereafter be permanently retained as such.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 7 The following details were approved on 27/06/2019 under application ref. 2019/0226/P:

No impact piling shall take place until a piling method statement has been submitted to and approved in writing by the local planning authority. The method statement should be prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken, the methodology by which such piling would be carried out, measures to minimise the potential for damage to subsurface water infrastructure and the programme for the works. Any piling must be undertaken in accordance with the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 8 Prior to occupation of the development the refuse and recycling storage facilities intended for its occupiers shall be provided as shown on the drawings hereby approved. Thereafter the refuse and recycling storage facilities shall be permanently retained as such.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 The plant and equipment as detailed in the Noise Assessment dated 15 December 2022 by Hawkins Environmental shall be installed and constructed in accordance with the approved scheme and shall be permanently maintained as such thereafter. The noise level from any plant and equipment, together with any associated ducting or vents, shall be 15 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. Prior to the plant being used a validation test shall be carried out following completion of the development. The use hereby permitted shall not commence until a report of the validation test has been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 10 The development shall proceed in strict accordance with the drainage drawings and strategy accompanying this application. The strategy shall be fully implemented as approved before the first occupation of the development.

Reason: To reduce the rate of surface and foul water discharge from the buildings and limit the risk to the occupiers of the development and the surrounding area from flooding in accordance with Policies A5, CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 11 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used other than as a hotel within a single planning unit.

Reason: In order to ensure that the amenities of the surrounding area are protected in accordance with policies A1, A4 and D1 of the London Borough of Camden Local Plan (2017).

- 12 The development shall proceed in strict accordance with the electrical plant drawings for the basement levels -4 and -5 accompanying this application. In the event of any change to the layout proposals as shown in these drawings, the amended proposals shall have first been approved by the local planning authority in consultation with Transport for London to ensure that the plant or equipment does not harm the operation of the transport system. The plant equipment shall be permanently operated and maintained in accordance with the approved details.

Reason: To ensure that the development does not impact on existing strategic transport infrastructure in accordance with the requirements of Policies A1 and T1 of the London Borough of Camden Local Plan 2017.

- 13 The hotel hereby permitted shall not accept group bookings for parties of more than 8 people.

Reason: In order to ensure that the amenities of the surrounding area are protected in accordance with policies A1, A4 and D1 of the London Borough of Camden Local Plan (2017).

- 14 The development hereby permitted shall not comprise more than 187 hotel bedrooms upon completion and shall be delivered in accordance with the approved plans set out in Condition 2 of this planning permission.

Reason: In order to ensure that the amenities of the surrounding area are protected in accordance with policies A1, A4 and D1 of the London Borough of Camden Local Plan (2017).

- 15 The development shall at all times be occupied and managed in strict compliance with the Fire Statement prepared by Marshall Fire dated 06 Dec 2022.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with policies D5 and D12 of the London Plan.

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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 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 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 6 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email [highwayengineering@camden.gov.uk](mailto:highwayengineering@camden.gov.uk).
- 7 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.
- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 9 You are reminded of the need to comply with condition 14 relating to the maximum number of hotel rooms. The Council will expect the unauthorised works that had been undertaken on site prior to this approval to be brought into compliance with the stated number of rooms prior to commencement in order to both comply with condition 14 and the relevant obligation to undertake the remedial work set out in the Section 106 deed of variation.

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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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