

Application ref: 2023/1499/P
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Date: 7 November 2023

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Centro Planning Consultancy
104C St. John Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**112A Great Russell Street
London
WC1B 3NP**

Proposal:

Details required by condition 5 (detailed drawings) of planning permission 2022/5446/P dated 19/04/2023 (for: the 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: Cover letter (prepared by Centro, dated 11/04/2023); CCL-B1-01-DR-A-3102_P1 North East Elevation - Adeline Place; CCL-B1-01-DR-A-3102_P1 Entrance Elevation - Great Russell Street; CCL-B1-01-DR-A-3111_P1 Door D-01 Details; CCL-B1-01-DR-A-3112_P1 Door D-02 Details; CCL-B1-01-DR-A-3113_P1 Door D-03 Details; CCL-B1-01-DR-A-3114_P1 Door D-04 Details; CCL-B1-01-DR-A-3115_P1 Door D-05 Details; CCL-B1-01-DR-A-3116_P1 Louvre L-03 Details; 11339-0001A Louvre L-03 Rev A; 11339-0002A Louvre L-03 Rev A; 11339-0003 Door D-05; 11339-0004 Door D-04.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

Condition 5 requires the submission of detailed drawings for the following elements:

- a) Manufacturer's specifications 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 sill details), ventilation grills and external doors;
- d) Details of service ducts.

The detailed drawings that have been provided demonstrate that these elements will be well detailed and will ensure the final finish of the entrance and fenestration will be of a high quality. The materials used match those of the existing building and its architectural design. The louvred openings are acceptable as they are required for ventilation purposes of the underground hotel. The overall design would not create any additional visual impact and would be consistent with the approved proposal and design. Officers have visited the site and confirmed that the materials in place and design are appropriate and in accordance with the submitted plans. As such, the submitted details are considered acceptable and would safeguard the appearance of the approved building and the character of the immediate area, so condition 5 can be discharged.

The full impact of the works was considered during the determination of the original application.

Although an approval of details application does not require statutory consultation, the Bloomsbury Association did originally object to this application, due to their view that the louvres were not adequate in maintaining acceptable noise levels. However, following communication relating to a noise validation report submitted for the discharge of condition 9 (under ref. 2023/3479/P) of this original application, as well as an independent acoustic report commissioned by Bedford Court Mansions, the Bloomsbury Association has since withdrawn this objection. They have also commented on high levels of noise in the wider area, but this is a matter for planning enforcement and is not relevant to the determination of this application. No other comments were received.

As such, the submitted details are in general accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions that required the submission of details relating to ref. 2015/3605/P dated 04/10/2016 (as amended by ref. 2022/5446/P dated 19/04/2023 and ref. 2020/1438/P dated 01/06/2020) have been discharged.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer