

Application ref: 2023/3479/P  
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Date: 7 November 2023

**Development Management**  
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Centro Planning Consultancy  
104C St. John Street  
London  
EC1M 4EH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal:

Details required by condition 9 (report of validation test of plant noise levels) of planning permission 2022/5446/P dated 19/04/2023 (for: vary planning permission ref: 2015/3605/P granted on appeal (ref: APP/X5210/W/16/3147078 dated 04/10/2016) for change of use of part ground floor and basement levels -4 and -5, including alterations to openings, walls and fascia on ground floor elevations on Great Russell Street and Adeline Place, from Car Park (sui generis) to an underground hotel (Class C1))

Drawing Nos: Cover letter (prepared by Centro, dated 23/08/2023); Acoustic Impact Assessment (prepared by Hawkins Environmental, dated 17/08/2023).

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

Informative(s):

1 Reasons for granting approval:

Condition 9 requires evidence of a validation test to confirm the noise level from permitted plant fell within the acceptable range. An acoustic impact assessment was submitted which demonstrated that the plant and

equipment adheres with permitted levels, as outlined by the condition.

The Council's noise officer has reviewed the details of this validation test and found them acceptable, confirming that the condition can be discharged and will not negatively impact the amenities of the adjoining premises and the area generally. As such, the submitted details would be sufficient to discharge condition 9.

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

Although an approval of details application does not require public consultation, two comments were received from the Bloomsbury Association and Bedford Court Mansions. Neither of these were objections to the application, but wished to comment on high levels of noise emissions in the wider area. The latter group commissioned a separate acoustic report which confirmed the findings of the report prepared in support of the application. It is noted that any excessive noise arising elsewhere would be a matter for planning enforcement and is not relevant to the determination of this application. No other responses were received.

As such, the details are in general accordance with the requirements of Policies A1 and A4 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



Daniel Pope  
Chief Planning Officer