

Application ref: 2023/4729/P
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Development Management
Regeneration and Planning
London Borough of Camden
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The Heritage Practice Ltd.
10 Bloomsbury Way
London
London
WC1A 2SL
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:

Imperial Hotel
61-66 Russell Square
London
WC1B 5BB

Proposal:

Variation of condition 3 (approved plans) of planning permission 2019/2985/P, dated 28 November 2019 for the 'Reconstruction of ninth-floor level and erection of tenth-floor extension following demolition of existing tenth-floor level plant room; installation of new shopfronts and pavement treatment at front elevation following demolition of existing front structure; revised treatment and landscaping to internal entrance courtyard and associated alterations to hotel building (use C1)' namely to infill below the canopy and make changes to the courtyard at ground floor, fenestration changes above the skybar entrance, replacement of existing flues and changes to the central window at second to eighth floor, retention of parapet to Russell Square face on the ninth floor and the introduction of two glazed staircase enclosures, omission of the fenestration to the rear (north east elevation), introduction of a plant facility to the tenth floor.

Drawing Nos: 1417-P001-C, 1417-P002-D, 1417-P003-D, 1417-P004-D, 1417-P005-D, 1417-P006-D, 1417-P007-A, 1417-P008-C, 1417-P009-A, 1417-P010-A, 1417-P011-A, 1417-P012-A, 1417-P013-A, 1417-P023-A, 1417-P022-A, 1417-P019-A, 1417-P020-A, 1417-P021-A, 1417-P018-A, 1417-CDL-00-XX-DR-A-24022-A, 1417-CDL-00-XX-DR-A-24023-A, 1417-CDL-00-XX-DR-A-24024-B, 1417-CDL-00-XX-DR-A-24025-B, 1417-P030 (A)-Stair 02, 1417-P031 (A)-Stair 04, 1289 - P3006 - A, 1417-P032-A, NMA
Cover Letter prepared by The Heritage Practice (dated 3rd November 2023), Acoustic

Review Note prepared by AAD (Applied Acoustic Design) (dated 14th September 2023), and Environmental Sound Survey and Plant Sound Assessment Report prepared by AAD (Applied Acoustic Design) (dated 14th September 2023).

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 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing plans (Prefix 1289-P1): 001, 002, 003, 004, 005, 006, 007, 008, 010, 012, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039 (all rev A).

Proposed plans: 1417-P001-C, 1417-P002-D, 1417-P003-D, 1417-P004-D, 1417-P005-D, 1417-P006-D, 1417-P007-A, 1417-P008-C, 1417-P009-A, 1417-P010-A, 1417-P011-A, 1417-P012-A, 1417-P013-A, 1417-P023-A, 1417-P022-A, 1417-P019-A, 1417-P020-A, 1417-P021-A, 1417-P018-A, 1417-CDL-00-XX-DR-A-24022-A, 1417-CDL-00-XX-DR-A-24023-A, 1417-CDL-00-XX-DR-A-24024-B, 1417-CDL-00-XX-DR-A-24025-B, 1417-P030 (A)-Stair 02, 1417-P031 (A)-Stair 04, 1289 - P3006 - A, 1417-P032-A.

Supporting (Prefix 1289-P1): 041, 042, 043, 044, 045, 051, 053, 082, 083, 085, 086, 095, 096, 097, 098, 100, 101, 108, 109, 110, 116, 117 (all rev A).

Planning Statement prepared by Christopher Wickham Associates; Heritage Statement prepared by Spurstone Heritage Limited; Energy Assessment prepared by Method Consulting rev P04 (dated 20/08/19); Interim BREEAM Assessment Issue 3 (dated 21/08/19); Sustainability Statement prepared by Method Consulting; Transport Assessment prepared by Vectos; Operational Management Plan prepared by Vectos; draft Construction Management Plan (CMP) prepared by ILH; Construction Dust Risk Assessment (dated 12/09/19); Statement of Community Involvement (SCI) prepared by Thorncliffe, NMA Cover Letter prepared by The Heritage Practice (dated 3rd November 2023); Acoustic Review Note prepared by AAD (Applied Acoustic Design) (dated

14th September 2023); and Environmental Sound Survey and Plant Sound Assessment Report prepared by AAD (Applied Acoustic Design) (dated 14th September 2023).

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

- 4 Before the relevant part of the work is begun, 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:
- a) Plan, elevation and section drawings at 1:20 of new ground floor entrances;
 - b) Typical details of new railing/balustrade to both roof terraces (@1:20);
 - c) Scheme of hard and soft landscaping to the front pavement and inner courtyard to include plans @1:50 annotated with proposed materials and treatment as well as planting arrangements;
 - d) Details of the exact specifications / samples of the GRC cladding system;
 - e) Details of the exact specifications / samples of cladding to courtyard balustrades;
 - f) Details of the exact specifications / samples of metal cladding to columns at ground floor and roof levels; and
 - g) Details of the exact specifications / samples of facing material to the brise soleil.

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

- 5 The use of the roof extensions hereby approved shall not commence until details of secure and covered cycle storage area for 17 cycles have been submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety and permanently retained.

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.

- 6 The use of the roof extensions hereby approved shall not commence until details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained

thereafter.

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, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 7 The use of the bar, restaurant and lounge at 9th and 10th floor levels hereby approved shall only be carried out in strict accordance with the Operational Management Plan prepared by Vectos hereby approved, unless otherwise 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 G1, D1, A1, A4, TC1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to first occupation of the extensions hereby approved, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 9 The development hereby approved shall not proceed other than in complete accordance with all the measures and recommendations set out in the following approved documents:
- a) Energy Assessment prepared by Method Consulting rev P04 (dated 20/08/19);
 - b) Interim BREEAM Assessment Issue 3 (dated 21/08/19);
 - c) Sustainability Statement prepared by Method Consulting.

Such measures shall be permanently retained and maintained thereafter

Reason: To ensure that the development minimises the effects of climate change and utilises appropriate climate change adaptation measures in accordance with policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 10 Notwithstanding drawings and documents hereby approved, this permission extends to that which is set out within the development description only and does not permit works to any adjacent areas/premises.

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

Informative(s):

- 1 Reasons for granting permission:

The subject application relates to a variation to the consented application (2019/2985/P). Key variations that would be visible from the public realm of the Bloomsbury Conservation Area include ground floor and first floor inner courtyard fenestration alterations, ninth floor north-west joinery alterations, tenth floor reduction in height of the proposed addition to the rear block and addition of plant facilities in the place of a roof terrace, tenth floor roof level stair enclosure additions, and replacement of the existing flues on the rear north-east elevation.

The application building, The Imperial Hotel, is located in the Bloomsbury Conservation Area and identified as a natural contributor. The subject building was constructed in the 1960s on the site former late 19th century Imperial Hotel. The Hotel has a T shaped planform that comprises of the primary Russell Square facing block and rear projection that backs on to Queens Square. The front Russell Square section with inner courtyard features faceted/angled concrete panel façades and integrated gold mosaic horizontal banding.

The proposed joinery fenestration alterations in the courtyard and at the upper levels will be detailed to match the surrounding approved joinery units in their materiality and general fenestration. The material palette and fenestration of the approved scheme was considered to be acceptable and the subsequent alterations would integrate with the approved built form, posing the same/similar effects.

It was initially approved that the existing flues on the rear north-east elevation would be replaced with an external service lift. The variation now seeks to provide additional flues in the same location facing to the inner service courtyard contributing to additional infrastructure clutter. However, the additional flues would present in a bundled effect and be lower in height than the existing flue. It is therefore considered that the additional multiplicity of flues would not result in a substantially harmful visual impact when viewed from Queens Square, with the proposed lowered height contributing a less prominent silhouette.

The proposed variations at tenth floor roof level additions include the reduction in height of the rear wing projection, with new extended plant facilities added in the place of a roof terrace. Lowering the height of the rear wing is considered a notable benefit of the scheme that will minimise the bulk and massing on the skyline when viewed from Southampton Row and Russell Square. However, omission of the terrace from the rear eastern wing and the infilling of the roof level with further plant equipment would add another stories worth of height and bulk to the Queens Square elevations of the building. The extended plant would be maintained at the previously approved height (lower than the main addition) and the detailed design and materiality would match the approved works. While the plant extension would present additional bulk and built volume to the rear Queens Square façades, the reduction in height to the front section visible from Russell Square is considered a notable benefit of the scheme. Further, the scale of the previously approved scheme along the rear wing was considered acceptable, and this variation presents a substantial reduction in height and therefore an enhancement approved condition.

The addition of the two glazed stair enclosures would be visible in the sensitive views down Southampton Row and from Russell Square and add further contemporary elements to the roofscape. However, the glazed materiality of the enclosures will match with those of the approved roof additions and the bulk of the new structures will be obscured behind the parapets of the roof terrace.

2 Reasons for granting permission (continued):

Key variations that would not be visible from the public realm of the Bloomsbury Conservation Area include the replacement of the approved dining, lounge and kitchen facilities with bedrooms on the ninth floor and the removal of two x hotel rooms at first floor to create an external wellness terrace.

Due to the minimal physical scale of the proposal, it is considered that these aspects of the development would not impact upon the amenity of residential occupiers or the users of nearby commercial and non-residential institutions in the vicinity.

The hotel building is identified as being within designated London panoramas from Primrose Hill to Greenwich Park, as described in the London Plan and its supplementary planning guidance (London View Management Framework). The tenth floor roof level additions including the reduction in height of the rear wing projection, with new extended plant facilities added in the place of a roof terrace would be the most visible aspect of the proposal, however, it is considered that the substantial reduction in height would not affect these views from either Primrose Hill or Greenwich Park.

The full impact of the scheme has already been assessed as part of the previous application referenced above.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- ## 3
- For the avoidance of doubt in relation to condition 10, where drawings include annotations relating to works proposed under separate applications, those works are not permitted under this application. These would include:
- Replacement super plant building between Imperial and President Hotels;
 - Demolition to form inner courtyard between Imperial and President Hotels;

and

- Ground floor grill to Russell Square frontage.

- 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 6 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 London Borough of Camden 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.
- 7 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 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 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).

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', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer