

The Heritage Practice

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

Planning Portal Submission
PP-13512824

October 2024

Dear Sir/Madam

Imperial Hotel, 61-66 Russell Square WC1B 5BB

Discharge of condition 5 (cycle storage area); 6 (waste storage) and; 8 (location and extent of photovoltaic cells) of planning permission dated 12 June 2024 2023/4729/P

Discharge of conditions 6 (cycle storage area) and 7 (waste storage) of planning permission dated 3 February 2021. 2020/2365/P

The Site

The application site is the Imperial Hotel (class c1), 61-66 Russell Square London WC1B 5BB located on the east side of Russell Square. The hotel was constructed in 1967.

Discharge of conditions

This application is part of a comprehensive series of applications that have been submitted to and approved by the Council over the past several years, all aimed at revitalising the hotel. The main application and application relating to the shopfronts are identical condition relating to cycle storage and waste and have therefore been grouped together to allow discharge expediently.

Planning 2023/4729/P – Discharge of Condition 8 (location and extent of photovoltaic cells)

The condition requires:

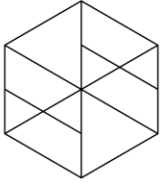
Prior to first occupation of the extensions hereby approved, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter 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.

Response

Please find attached drawings identifying the PV locations on the main roof. The allocated area of the PVs is 180sqm. This is incorporated as part of the Part L modelling for the building, and overall assessment of the building.

Detailed consideration of the PVs is shown on the attached Method Consulting drawings.

The PVs will be low-level, anti-glare and will be provided with direct access from the adjacent roof areas for maintenance. Metering and monitoring will be provided accordingly.



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Planning 2023/4729/P – Discharge of Condition 5 (cycle storage area) Planning 2020/2365/P - Discharge of Condition 6 (cycle storage area)

Planning 2020/2365/P condition 6 reads;
Prior to commencement of the development, details of 2 long stay and 17 short stay cycle spaces shall be submitted to and approved by the local planning authority.

Planning 2023/4729/P condition 5 reads;
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

The proposed bicycle spaces are to be located in the existing basement, accessed via an existing car ramp. The size, space standards and amount and spaces accord with Camden's guidance.

Planning 2023/4729/P – Discharge of Condition 6 (waste storage) Planning 2020/2365/P - Discharge of Condition 7 (waste storage)

Planning 2020/2365/P condition 6 reads;
Prior to commencement of the development, 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.

Planning 2023/4729/P condition 7 reads;
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.

As part of the original planning application, submitted in 2018, a full waste strategy was prepared by the Imperial Hotel. This was accepted as part of the planning consent.

The waste policy is attached to this condition. It identifies the location and proposed facilities which exist within the service yard at the Imperial Hotel. It should be noted that the service yard is shared with the adjacent President Hotel.

We trust that the details satisfy the requirements noted within the planning condition. Please contact us if you require further information.

Yours Sincerely
The Heritage Practice