

Application ref: 2024/4668/P  
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Date: 17 February 2025

**Development Management**  
Regeneration and Planning  
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The Heritage Practice Ltd.  
10 Bloomsbury Way  
London  
WC1A 2SL

Dear Sir/Madam,

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
**Approval of Details Granted**

Address:

**Imperial Hotel**  
**61-66 Russell Square**  
**London**  
**WC1B 5BB**

Proposal: Approval of condition 5 (details of secure and covered cycle storage), condition 6 (waste storage) and condition 8 (location and extent of photovoltaic cells) of planning permission 2023/4729/P, granted on 12/06/2024 for 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: 06109-5PA-B1-ZZ-DR-A-172204, Rev C04; Bike Storage Condition Pack; PV Cell Condition Pack; Waste Storage Pack; Operational Management Plan, May 2019; Cover Letter, October 2024; LR5-54HTH Specification.

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

Informative(s):

Condition 5 requires details of secure and covered cycle storage for 17 cycles to be submitted. Proposed cycle storage drawings have been submitted which indicate that the cycle parking would be provided within the basement car park and will be accessed via the existing vehicle ramp. The cycle parking would be provided in the form of 18 spaces in two tier racks. The submitted information has been reviewed by the Council's Transport Officer who has confirmed that sufficient detail has been submitted. As such, it is recommended that condition 5 is discharged.

Condition 6 requires details of the location, design and method of waste storage and removal to be submitted. An Operational Management Plan and waste storage pack have been submitted which have been reviewed by Council's Environmental Services Officer who did not raise any objection to the submitted information. As such, it is recommended that condition 6 is discharged.

Condition 8 requires detailed plans showing the location and extent of PV cells to be installed on the building to be submitted. Drawings showing this have been submitted which have been reviewed by Council's sustainability officer. It is recommended that condition 8 is discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on transport, waste or amenity.

As such, the submitted details are in general accordance with the requirements of policies A1, A4, T1, TC4, CC1, CC2, CC5 and G1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 4 of planning permission 2023/4729/P granted on 12/06/2024 is outstanding and requires details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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