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Our Ref: KJ/CS/17945
Planning Portal Ref: PP-03876996

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6 January 2015

Dear Eleanor,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

**APPLICATION FOR LISTED BUILDING CONSENT FOR ALTERATIONS,
EXTENSION OR DEMOLITION OF A LISTED BUILDING at HOTEL RUSSELL,
WC1B 5BE**

On behalf of Rome Investco, please find enclosed an application for listed building consent for 'hard refurbishment of 131 guest bedrooms' at Hotel Russell, London, WC1B 5BE.

Rome Investco is looking to undertake various refurbishment works at the Grade II* listed Hotel Russell and pre-application discussions have taken place to discuss the proposals (Ref – 9706325).

There are various stages of works involved, and it has been agreed with Ms Eleanor Lakew, Senior Conservation Officer at the Council, that the works will comprise several planning and listed building consent applications over a number of months.

The Hotel Russell currently has 373 guest bedrooms. Rome Investco is looking to reconfigure and refurbish the guest bedrooms to provide a higher standard of accommodation.

This application seeks listed building consent to carry out hard refurbishment works to 131 of the 373 existing guest bedrooms, which will result in the overall number of guestrooms being reduced to 334 with 45 single rooms and 39 suites. The latter, reflecting the historic use of the building, and its own internal hierarchy, will be focused on the principal facades of the building, mainly facing onto Russell Square. As laid out in the attached information provided by EPR Architects and the Heritage Assessment prepared by CgMs, the proposed works will consist of the removal of existing fixtures, fittings, furniture and decorative details, as well as some minor physical alterations to the building's fabric.

Accordingly the following information accompanies this application:

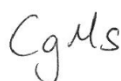
- Completed application form and certificates of ownership;
- Site location plan. Ref – 10089-T-01-0101-ZXX Rev 01;
- Existing First Floor Plan. Ref - 10089-T-01-0303-Z01 Rev 01;
- Existing Second Floor Plan. Ref - 10089-T-01-0304-Z02 Rev 02;
- Existing Third Floor Plan. Ref - 10089-T-01-0305-Z03 Rev 02;
- Existing Fourth Floor Plan. Ref - 10089-T-01-0306-Z04 Rev 02;
- Existing Fifth Floor Plan. Ref - 10089-T-01-0307-Z05 Rev 02;
- Existing Sixth Floor Plan. Ref - 10089-T-01-0308-Z06 Rev 02;
- Existing Seventh Floor Plan. Ref - 10089-T-01-0309-Z07 Rev 02;
- Proposed First Floor Plan. Ref - 10089-T-01-0730-Z01 Rev 03;
- Proposed Second Floor Plan. Ref - 10089-T-01-0731-Z02 Rev 02;
- Proposed Third Floor Plan. Ref - 10089-T-01-0732-Z03 Rev 02;
- Proposed Fourth Floor Plan. Ref - 10089-T-01-0733-Z04 Rev 02;
- Proposed Fifth Floor Plan. Ref - 10089-T-01-0734-Z05 Rev 02;
- Proposed Sixth Floor Plan. Ref - 10089-T-01-0735-Z06 Rev 02;
- Proposed Seventh Floor Plan. Ref - 10089-T-01-0736-Z07 Rev 02;
- First Floor Strip Out Plan. Ref - 10089-T-01-1406-Z01 Rev 02;
- Second Floor Strip Out Plan. Ref -10089-T-01-1407-Z02 Rev 01;
- Third Floor Strip Out Plan. Ref - 10089-T-01-1408-Z03 Rev 02;
- Fourth Floor Strip Out Plan. Ref - 10089-T-01-1409-Z04 Rev 02;
- Fifth Floor Strip Out Plan. Ref - 10089-T-01-1410-Z05 Rev 02;
- Sixth Floor Strip Out Plan. Ref - 10089-T-01-1411-Z06 Rev 02;
- Seventh Floor Strip Out Plan. Ref - 10089-T-01-1412-Z07 Rev 02;
- Typical Hard Refurbishment - Junior Suite. Ref - 10089-T-01-0303-Z02 Rev 02;
- Design and Access Statement (Hard Refurbishment of guest rooms Design Statement prepared by EPR);
- Built Heritage Assessment prepared by CgMs; and
- Assessment of Impact on Heritage Assets Letter dated 19th December 2014 prepared by CgMs

This application is for listed building consent only, and therefore no application fee is payable.

We look forward to receiving confirmation that this application has been validated and we trust that it can be validated at the earliest opportunity.

If you have any queries please, do not hesitate to contact Laurie Handcock or Tanya Jordan at this office.

Yours faithfully,



CgMs Consulting

Enc.