

Mr. Nick Delo
Stiff + Trevillion
16 Woodfield Road
London
W9 2BE

Application Ref: **2014/6129/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

6 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
London Construction Training Ltd
Russell Square House
10 Russell Square
London
WC1B 5EH

Proposal:

Discharge of condition 4 (pre-commencement Construction Management Statement (CMA) to be provided) granted under permission reference 2014/1178/P dated 24/06/14.

Drawing Nos: 30740/AC/001, 30740/AC/002, 30740/AC/003, 30740/AC/004, 30740/AC/005, 30740/AC/006, 30740/AC/007, 30740/AC/008, GRD FLR, CMP CMS001 (23/09/2014), Logistics/Fire Plan-Typical Floor layout, 3396/001,

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):



- 1 The submitted Construction Management Plan confirms that to facilitate off-street construction vehicle loading and unloading arrangements with the adjoining Royal National Hotel have been made to utilise their existing service yard. This existing servicing area is accessed from Bedford Way via an undercroft area of the hotel.

It has been confirmed that there is a clear headroom of up to 5.2 metres for any large vehicles. This headroom exceeds the 'maintained headroom' required for highway structures as set out in the Design Manual for Roads and Bridges (DMRB) TD 27/05.

The internal width of the proposed service yard at Bedford Way is 10 metres and can therefore accommodate up to 3 goods vehicles loading/unloading simultaneously as well as.

Construction vehicles approaching the site will be from the A4200 Woburn Place (from the north)/Southampton Row(from the south). Vehicles would then approach clockwise around Russell Square, turning left into Bedford Way to access the service area of the Royal National Hotel.

Exiting the service yard construction vehicles would turn left into Bedford Way, then left into Russell Square. The additional movements of construction vehicles will be of a low frequency and will all be pre-booked 48 hours in advance,

All waste materials will be removed from site by the relevant contractor, by their designated haulage contractor. Details of which will be held onsite.

The submitted details have been fully assessed and are considered to have demonstrated full compliance with the aims of condition 4. All relevant teams have been consulted.

The full impact of the proposed development has already been assessed. The details submitted do not relate to the external appearance of the building and would not have an impact on the appearance of the host building or street scene, or the amenity of adjoining occupiers.

As such the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and DP16 of the London Borough of Camden Local Development Framework Development Policies. The proposal also accords with policies 6.3 of the London Plan 2011 and chapter 7 of the National Planning Policy Framework.

- 2 You are advised that there are no remaining conditions to be discharged as part of planning permission 2014/1178/P granted 24/06/14.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment