

Mr. Reon Van Wijk
IPA Architects
55 Kingstown Street
London
WC1N 1DB

Application Ref: **2014/7469/P**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

12 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Imperial London Hotels Ltd.
61-66 Russell Square
London
WC1B 5BB

Proposal:

Replacement of existing single glazed critall windows and secondary glazing with facsimile double glazing, replacement of existing roof waterproofing membrane and cleaning of facade

Drawing Nos: Design and access statement rev2, 14E1.AS.400 00 (windows), 14E1.LO.201 01 sec exist, 14E1.EX.201 00 sec exist, 14E1.EX.200 00 el exist, 14E1.EX.100 01 plan exist, 14E1.LO.100 02 plan prop, 14E1.LO.200 01 elev prop

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason:

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Town Hall Judd St, London WC1H 9JE (tel: 020-7974 6941).
- 2 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Town Hall Judd St, London WC1H 9JE (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 Reasons for granting planning permission

This building occupies a prominent position in an important part of the Bloomsbury Conservation Area and is adjacent to the grade II*-listed Russell Hotel and numerous grade-II-listed townhouses on Guilford Street.

This application is to replace the original single-glazed Crittall windows, which have been secondarily glazed, with double glazed windows in near facsimile, in addition to cleaning the façade, remove paint from concrete finishes and repair the roof.

The detailed design of the windows is critical to the building's appearance and any loss of detail will be deleterious to its overall quality and therefore the character and appearance of the Bloomsbury Conservation Area and the setting of nearby listed buildings.

The original submission proposed a window design which was too heavily framed, compared to the existing fine window frames. The design was revised with the introduction of more slender cross members more accurately replicating the existing frames. The cleaning and de-painting of the concrete facades is a welcome proposal that will enhance the building's contribution to the conservation area.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

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



Ed Watson
Director of Culture & Environment