

Mr. Laurie Handcock
CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2015/1031/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

1 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Hotel Russell
1 Russell Square
London
WC1B 5BE

Proposal:

Internal alterations to lower ground and ground floor together with associated external alterations including the installation of a replacement lift shaft within the internal courtyard.

Drawing Nos: 01 0200 ZB1-04, 01 0201 Z00-04, 01 0203 Z01-04, 01 0204 Z02-04, 01 0205 Z03-04, 01 0206 Z04-04, 01 0207 Z05-04, 01 0208 Z06-04, 01 0209 Z07-05, 01 0210 Z08-04, 01 0406 ZEA-04, 01 0416 ZEA-03, 01 0505 ZEE-03, 01 0728 ZB1-06, 01 0729 Z00-05, 01 0730 Z01-05, 01 0731 Z02-04, 01 0732 Z03-04, 01 0733 Z04-04, 01 0734 Z05-04, 01 0735 Z06-04, 01 0736 Z07-04, 01 0737 Z08-04, 01 1400 ZB1-05, 01 1421 Z00-02, 01 1422 Z01-02, 01 1423 Z02 -01, 01 1424 Z03-01, 01 1425 Z04-01, 01 1426 Z05-01, 01 1427 Z06-01, 01 1428 Z07-01, 01 1429 Z08-01, 01 6602 ZXX-01, 01 0220 ZB1-02, 01 0101 ZXX-01, Build Heritage Assessment (Dec 2014), Concept Floor Design, Heritage Letter (18/02/15), Lower Ground Floor Concept design, Lift Shaft Signed Covering Letter (20/02/2015) Design and Access Statement (Feb 2015).

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 policy 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 following approved plans: 01 0200 ZB1-04, 01 0201 Z00-04, 01 0203 Z01-04, 01 0204 Z02-04, 01 0205 Z03-04, 01 0206 Z04-04, 01 0207 Z05-04, 01 0208 Z06-04, 01 0209 Z07-05, 01 0210 Z08-04, 01 0406 ZEA-04, 01 0416 ZEA-03, 01 0505 ZEE-03, 01 0728 ZB1-06, 01 0729 Z00-05, 01 0730 Z01-05, 01 0731 Z02-04, 01 0732 Z03-04, 01 0733 Z04-04, 01 0734 Z05-04, 01 0735 Z06-04, 01 0736 Z07-04, 01 0737 Z08-04, 01 1400 ZB1-05, 01 1421 Z00-02, 01 1422 Z01-02, 01 1423 Z02-01, 01 1424 Z03-01, 01 1425 Z04-01, 01 1426 Z05-01, 01 1427 Z06-01, 01 1428 Z07-01, 01 1429 Z08-01, 01 6602 ZXX-01, 01 0220 ZB1-02, 01 0101 ZXX-01, Build Heritage Assessment (Dec 2014), Concept Floor Design, Heritage Letter (18/02/15), Lower Ground Floor Concept design, Lift Shaft Signed Covering Letter (20/02/2015) Design and Access Statement (Feb 2015).

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for granting Permission

The application site falls within the Bloomsbury Conservation Area and is a Grade II* Listed Building.

The application seeks Planning Permission for the following works:

- Development of new extension for 3x lifts
- Removal of existing doors and windows on all floors

There is a current lift shaft at the rear of the property that would be removed. The proposed lift shaft would be built in the same location as the existing, however it would be of a much larger size. The proposed lifts would measure 6.7 metres in width and 2.9 metres in depth. It would be built in a metal clad steel frame structure. It would also be micro-rib insulated with external off-white cladding to match the existing adjacent brickwork.

Policies CS14 and DP25 require that all alterations to a listed building and in a conservation area should respect and enhance the character of the area, location and building. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, setting, context, form and scale to the existing building and the general area.

Care has been taken to consider the building's significance against the works that are required. The proposed works would not affect the character or special interest of the Listed Building and are considered to be sensitive to the heritage asset. The proposed lift shaft is considered appropriate in size and appears secondary to the property's rear elevation. Therefore the development would comply with the above stated policies.

Under section 7 of supplementary planning guidance CPG 6 (Amenity), all developments are required to have regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life for existing and future occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

As much of the proposed works would be internal the most important element for amenity is the proposed lift shaft. This structure would be surrounded by hotel rooms and would not have an impact on any nearby neighbour. As any affected resident would be that of the hotel, not a permanent resident, less importance is placed on the protection of their amenity. This is due to the nature of hotel usage with any impact likely to be short term and temporary. Policies concerning amenity

are directed to those in permanent residential properties. As the nearest neighbour would not be able to view the proposed lift shaft there are no amenity concerns.

No objections have been received and the site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character and 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.

Special regard has also been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 2 In light of the above, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with the Camden Bloomsbury Area Action Plan (2011). The proposed development also accords with policies 7.4 and 7.6 of The London Plan (March 2015), consolidated with alterations since 2011 and paragraphs 56-61 and 126-128 of the National Planning Policy Framework (2012).
- 3 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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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, Argyle Street, WC1H 8EQ (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.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment