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Development Management
Regeneration and Planning
London Borough of Camden
Judd Street
London WC1H 8ND

Application for listed building consent for alterations,
extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Jacob"/>	Surname:	<input type="text" value="Russell"/>
Company name:	<input type="text" value="S&T Interiors Ltd"/>				
Street address:	<input type="text" value="S&T Interiors Ltd"/>	Country Code:	<input type="text"/>	National Number:	<input type="text"/>
	<input type="text" value="55 Bryanston Street"/>	Telephone number:	<input type="text"/>		<input type="text"/>
	<input type="text" value="Marble Arch Tower"/>	Mobile number:	<input type="text"/>		<input type="text"/>
Town/City:	<input type="text"/>	Fax number:	<input type="text"/>		<input type="text"/>
County:	<input type="text" value="London"/>	Email address:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="W1H 7AA"/>				
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Description of Hoists and Associated Works

Listed Building Planning Applications for alterations and refurbishment of the Russell Hotel have been made by EPR Architects to Camden Council and approval decision notices received (references: 2014/7634, 2015/0052, 2015/1031, 2015/1344, 2015/1673 (in draft)). As the Main Contractor on the project we are working with EPR and the client team on enabling works to facilitate the permitted refurbishment.

The unloading and logistics strategy has been informed by the key factors below:

- The client has requirements for the hotel to continue operation during part of the works therefore careful planning, phasing, sectional completion and physical separation is required.

- We have previously spoken with Camden Council Highways regarding unloading and a preference for unloading on Guilford Street was expressed (see Logistics Plan 0143-RUSS-SK1).

The unloading and logistics strategy for the works necessitates the use of two 2-tonne caged goods hoists. One located on Guilford Street on the South Elevation of the hotel and one located on Bernard Street on the North Elevation (see Logistics Plan 0143-RUSS-SK1).

In order to facilitate access from the hoist into the hoist access plot and rest of building, the following works to the existing listed façade must be undertaken (see Details 0143-RUSS-SK8 & 9):

- Careful removal of all existing windows and frames to hoist plots on levels 1 through 7. This is to protect the windows from damage and allow maximum clear access into the hoist plot. These are to be securely stored and reinstated towards the end of the construction works.

- Careful removal of central terracotta window mullion in window apertures to hoist plots on levels 1 through 5. The apertures will be propped/supported as required during construction works. The terracotta mullions will be re-instated and re-built to match existing towards the end of the construction works.

- Careful removal of the section of terracotta parapet/balustrading directly in front of the hoist plot on levels 1 and 5. Balustrading to be re-built to match existing towards the end of the construction works.

- Careful removal of the section of metal balustrading directly in front of the hoist plot on levels 2, 3 and 4. Iron balustrading to be re-built to match existing towards the end of the construction works.

- Careful removal of section of mansard roof below windows on levels 6 and 7. Sections of mansard roof will be rebuilt towards end of construction works.

As can be seen from the two precedents included (see 0143-RUSS-SK10 & 11) several members of the S & T project team for the Russell Hotel have successfully completed similar works to listed facades of other prestigious central London hotel restoration projects.

As can be seen from the Harrison Goldman documents included in this application (External Façade Condition Survey) there are a number of existing façade issues that require attention including cracks, stains, holes and damaged terracotta. Repairing these issues and cleaning and restoring the iconic façade as a whole is a central objective of this project and one that will be achieved.

Has the work already started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text" value="1"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Hotel Russell"/>		
Street address:	<input type="text" value="Russell Square"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="WC1B 5BE"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="530178"/>
Northing:	<input type="text" value="182079"/>

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

The Architects on the project, EPR, have submitted the below planning applications relating to the refurbishment and restoration of the Russell Hotel:
2014/7634/L - 25/02/15
2015/0052/L - 06/03/15
2015/1031/P - 01/06/15
2015/1344/L - 01/06/15
2015/1673/P - 13/11/15

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:		
Title: <input type="text" value="Mr"/>	First name: <input type="text" value="John"/>	Surname: <input type="text" value="Nichols"/>
Reference:	<input type="text" value="5168"/>	
Date (DD/MM/YYYY): <input type="text" value="10/11/2015"/>	(Must be pre-application submission)	

Details of the pre-application advice received:

We were advised to include the following details:
- How will the parts of the window be removed?
- How will it be stored?
- Examples of previous similar successful works
As per 0143-RUSS-SK8 & 9
- The terracotta cladding will be removed in sections along existing mortar joints as per method statement approved by façade specialist consultant (Harrison Goldman).
The metal balustrades will be cut along joints to full height sections and supports to terrace.
- All removed materials will be numbered and stored securely on site.
- Details of previous similar works to the Connaught Hotel and Savoy Hotel have been included in 0143-RUSS-SK10 and 11.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

9. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

Terracotta tiles, cladding and copings.

Metal balustrades.

Leadwork.

Timber windows

Masonry.

Description of *proposed* materials and finishes:

Terracotta tiles, cladding and copings.

Metal balustrades.

Leadwork.

Timber windows

Masonry.

Roof covering- add description

Description of *existing* materials and finishes:

Slate roof to mansard

Lead flashing

Description of *proposed* materials and finishes:

Slate roof to mansard

Lead flashing

Windows - add description

Description of *existing* materials and finishes:

Timber windows and glazing.

Terracotta cladding to window mullions and transoms.

Description of *proposed* materials and finishes:

Timber windows and glazing.

Terracotta cladding to window mullions and transoms.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

0143-RUSS-SK8

0143-RUSS-SK9

10. Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes ☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☒ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

What is the total volume of the listed building?

87803.000
00000 m³

What is the volume of the part to be demolished?

7.4500000
0 m³

What was the date (approximately) of the erection of the part to be removed?

Month: 01 Year: 1898

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Parts of the existing listed facade that will be temporarily removed during construction works are as follows:

Floors 1 and 2/Rooms 107, 108, 129 and 229

Removal of terracotta balustrade and terracotta window mullion, transom and glazing.

Floors 2, 3 and 4/Rooms 207, 208, 307, 308, 329, 407, 408 and 429

Removal of metal balustrade, terracotta window mullion, transom and glazing.

Floor 5/ Rooms 507, 508 and 529

Removal of terracotta window mullion, transom and glazing.

Floors 6 and 7/ Rooms 607, 608, 629, 709 and 719

Removal of timber window and glazing and section of mansard roof below window.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The above works are required as part of the unloading and logistics strategy to distribute materials vertically and into the building via the hoists and existing window openings.

The location of the hoists has been dictated due to the clients needs for sectional completion and the hotel remaining open during part of the works.

11. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

0143-RUSS-SK8_Details

0143-RUSS-SK9_Details

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☒ Grade II* ☐ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

15. Certificates (Certificate B)

Certificate Of Ownership - Certificate B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

15. Certificates (Certificate B) (continued)

Owner					Date notice served	
Name:	Principal Hailey Group				31/07/2015	
Number:		Suffix:		House name:		
Street:	The Inspire Hornbeam Square West					
Locality:	North Yorkshire					
Town:	Harrogate					
Postcode:	HG2 8PA					
Name:						
Number:		Suffix:		House name:		
Street:						
Locality:						
Town:						
Postcode:						
Name:						
Number:		Suffix:		House name:		
Street:						
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Number:		Suffix:		House name:		
Street:						
Locality:						
Town:						
Postcode:						
Name:						
Number:		Suffix:		House name:		
Street:						
Locality:						
Town:						
Postcode:						
Title: Mr First name: Jacob Surname: Russell						
Person role: Applicant Declaration date: 06/12/2015 <input checked="" type="checkbox"/> Declaration made						

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 06/12/2015