

Catherine Stephens and Tanya  
Jordan  
CgMs  
140 London Wall  
London  
EC2Y 5DN

Application Ref: **2015/1673/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

14 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Hotel Russell  
1 Russell Square  
London  
WC1B 5BE**

Proposal:

Internal and external alterations to building fenestration, roof plant and internal courtyard.

Drawing Nos: EPR Drawings (Prefix 10089-T-01-)0101-ZXX Rev 02; 0201-Z00 Rev 05; 0202-ZM1 Rev 02; 0212-ZXX Rev 02; 1401-Z00 Rev 05; 1402-ZM1 Rev 02; 1431-ZXX Rev 02; 0221-Z00 Rev 04; 0222-ZM1 Rev 02; 0231-ZXX Rev 01; 0400-ZWE Rev 03; 0401-ZSO Rev 02; 0402-ZNO Rev 03; 0403-ZEA Rev 02; 0420-ZWE Rev 02; 0421-ZSO Rev 02; 0422-ZNO Rev 02; 0423-ZEA Rev 01; 0501-ZXX Rev 01; 9000-Z00 Rev 03; 9001-Z00 Rev 02; 9002-Z00 Rev 03; 9003-Z00 Rev 03; 0450-Z00 Rev 02; 0451-Z00 Rev 02; 0452-Z00 Rev 03; 0453-Z00 Rev 01; 0454-Z00 Rev 02; 0455-Z00 Rev 01; 0456-Z00 Rev 01; 0457-Z00 Rev 02; 0458-Z00 Rev 01; 0459-Z00 Rev 01; CgMs Built Heritage Statement; Sharps Redmore Acoustic Assessment 20th January 2015; Harrison Goldman (Prefix: C5181-A0-) 1003\_00; 1001\_00; 1002\_00; 1004\_00; 1005\_00; 1006\_00; 1007\_00; Tara Bernerd & Partners Public Area Concept February 2015; LDI Preliminary Exterior Lighting Concept; LDI Public Area Lighting Concepts; Martin Brudnizki Concept Presentation February 2015; Martin Brudnizki Design Finishes Schedule February 2015; Martin Brudnizki Plans and Elevation Appendix February 2015; Harrison Goldman



Specification for Restoration and Repair of Terracotta and Brickwork; Harrison Goldman External Facade Condition Survey Columns and Plinths; Harrison Goldman External Facade Condition Survey Herband Street / Russell Square, Bernard Street, Guildford Street; Harrison Goldman Repair Schedule; SSL: 5556G:100:1:2:INT:ELV; SSL: 5556G:100:2:2:INT:ELV; SSL:5556G:200:1:1:INT:ELV:KEY; Elementa Drawings (Prefix P14-116) SK23-01 1.1; SK23-02 1.1; SK23-03 1.1; SK23-04 1.1; SK18-02 01.2; SK18-03 01.2; SK18-04 01.2; SK18-05 01.2; SK18-06 01.2; SK18-07 01.2; SK18-08 01.2; SK18-09 01.2; SK18-10 01.2; SK18-11 01.2; SK18-12 01.2; SK18-13 01.2; SK04-03 0; SK02-01 0; SK02-03 01; SK02-04 01; SK02-05 01; P14-116-M50-EL-08-T1; P14-116-M50-RF-01-T1.

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: EPR Drawings (Prefix 10089-T-01-) 0101-ZXX Rev 02; 0201-Z00 Rev 05; 0202-ZM1 Rev 02; 0212-ZXX Rev 02; 1401-Z00 Rev 05; 1402-ZM1 Rev 02; 1431-ZXX Rev 02; 0221-Z00 Rev 04; 0222-ZM1 Rev 02; 0231-ZXX Rev 01; 0400-ZWE Rev 03; 0401-ZSO Rev 02; 0402-ZNO Rev 03; 0403-ZEA Rev 02; 0420-ZWE Rev 02; 0421-ZSO Rev 02; 0422-ZNO Rev 02; 0423-ZEA Rev 01; 0501-ZXX Rev 01; 9000-Z00 Rev 03; 9001-Z00 Rev 02; 9002-Z00 Rev 03; 9003-Z00 Rev 03; 0450-Z00 Rev 02; 0451-Z00 Rev 02; 0452-Z00 Rev 03; 0453-Z00 Rev 01; 0454-Z00 Rev 02; 0455-Z00 Rev 01; 0456-Z00 Rev 01; 0457-Z00 Rev 02; 0458-Z00 Rev 01; 0459-Z00 Rev 01; CgMs Built Heritage Statement; Sharps Redmore Acoustic Assessment 20th January 2015; Harrison Goldman (Prefix: C5181-A0-) 1003\_00; 1001\_00; 1002\_00; 1004\_00; 1005\_00; 1006\_00; 1007\_00; Tara Bernerd & Partners Public Area Concept February 2015; LDI Preliminary Exterior Lighting Concept; LDI Public Area Lighting Concepts; Martin Brudnizki Concept Presentation February 2015; Martin Brudnizki Design Finishes Schedule February 2015; Martin Brudnizki Plans and Elevation Appendix February 2015; Harrison Goldman Specification for Restoration and Repair of Terracotta and

Brickwork; Harrison Goldman External Facade Condition Survey Columns and Plinths; Harrison Goldman External Facade Condition Survey Herband Street / Russell Square, Bernard Street, Guildford Street; Harrison Goldman Repair Schedule; SSL: 5556G:100:1:2:INT:ELV; SSL: 5556G:100:2:2:INT:ELV; SSL:5556G:200:1:1:INT:ELV:KEY; Elementa Drawings (Prefix P14-116) SK23-01 1.1; SK23-02 1.1; SK23-03 1.1; SK23-04 1.1; SK18-02 01.2; SK18-03 01.2; SK18-04 01.2; SK18-05 01.2; SK18-06 01.2; SK18-07 01.2; SK18-08 01.2; SK18-09 01.2; SK18-10 01.2; SK18-11 01.2; SK18-12 01.2; SK18-13 01.2; SK04-03 0; SK02-01 0; SK02-03 01; SK02-04 01; SK02-05 01; P14-116-M50-EL-08-T1; P14-116-M50-RF-01-T1.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with the installation operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from mechanical installations/equipment.

- 5 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies

- 6 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
  - a) Method statement for the repair and cleaning of the façades including faience and terracotta and brickwork with samples inspected on site prior to work commencing
  - b) Detailed design of the kitchen extract ducts above eaves level;
  - c) Detailed design and samples of materials of the new main entrance marble steps configured to incorporate new accessible lift stairs.
  - d) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Notwithstanding the hereby approved drawings details and method statement for the retention and use of the glazed roof to the palm court including corresponding detailed photographs and drawings of the existing roof once it has been uncovered shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Notwithstanding the hereby approved drawings additional information shall be submitted regarding retention and repair exterior columns (number by photograph): P24; P25; P27; P33; P34; P37; P38; P51.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 The proposed alterations to the property are considered to be acceptable and would comply with the guidance contained within the Council's supplementary documents and all relevant LDF policies.

The property is a Grade II\* Listed Building and falls within Bloomsbury Conservation Area. Alterations are proposed throughout the historic building, which is currently used as a hotel. These alterations relate to both internal and external changes especially to the front and northern (side) elevations. The changes are considered acceptable as they would not harm the special character of the property or destroy any historic fabric. As such, they comply with policies CS5 and CS14 of the Council's Core Strategy and DP24 and DP25 of the Development Policies.

The property stands as an island in the street scene, separated by roads on all sides with no immediate neighbours. Its frontage faces Russell Square; its rear faces Herbrand Street; and its side elevations fronts onto Barnard Street and Guildford Street. The area around the hotel is also commercial in nature. Therefore, the development would have no adverse impact on the amenity of any neighbouring residential properties.

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 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.

In light of the above, the proposed development is in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP18, DP19 DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies (2010). 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).

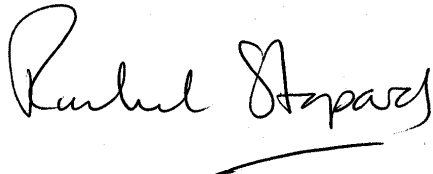
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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



Rachel Stopard  
Director of Culture & Environment