

Mr. Jacob Russell  
S & T Interiors Ltd  
55 Bryanston Street  
Marble Arch Tower  
London  
W1H 7AA

Application Ref: **2015/6858/L**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

8 June 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Hotel Russell**  
**1 -8 Russell Square**  
**London**  
**WC1B 5BE**

Proposal:

Erection of temporary hoists located on Guilford Street to south elevation and Bernard Street to north elevation. Removal and reinstatement of existing windows and frames, central terracotta window mullions, terracotta balustrading, and a section of mansard roof below windows.

Drawing Nos: SK1-SK6 Logistics Plans and Elevations, Site Location Plan 0101 03, Elevations and Treatment Details 1 & 2 0143-SK8 & SK9, Superseded Description and Heritage Statement by S&T Interiors and Contracting dated 14/04/2016, Draft Method Statement by Stonewest dated January 2016, External Façade Condition Survey by Harrison Goldman dated 10.05.2015.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years



from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

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.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Finalised 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) Photographic survey and spreadsheet of all removed sections (windows, frames, balustrading etc.) labelled and identified for repair and reinstatement for recording and reference purposes.

c) Samples and details of new materials for the replacement facade treatment along with jointing mix, material and colour (to be provided on site and retained on site during the course of the works).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 4 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.

Informative(s):

1 Reasons for granting listed building consent:

The site is a grade II\* listed hotel which opened in 1898 to designs by Charles Fitzroy Doll. A comprehensive programme of refurbishment, alteration to and new services upgrade works were approved under consents: 2014/7634/L, 2015/0052/L, 2015/1344/L & 2015/1031/P, 2015/1673/P & 2015/2013/L, 2015/2013/L & 2015/1673/P and 2016/2182/L & 2016/2177/P.

Works have commenced on site, however substantial alterations are still to take place and the current application is to cover logistics; and includes the erection of 2no. temporary hoists which are required for unloading due to the hotel being in operation whilst works are on-going.

The hoists will not be attached to the building, but to part of the scaffolding. They will be used externally, to save items being brought through areas occupied by staff and members of the public.

To ensure access for goods unloaded from the hoists, it is proposed that existing windows and frames, central terracotta window mullions, sections of the terracotta parapet/balustrading, metal balustrading and sections of the mansard roof and roof windows are to be removed from floor levels 1-7 and only in areas directly in front of the where the hoists are to be located. This is to ensure no damage occurs whilst unloading. It is proposed that these elements are carefully removed, stored securely, repaired and reinstated following the completion of construction works.

Along with the above works, it is proposed to repair and upgrade the existing façade, which include cracks, stains, holes and damaged terracotta. Repairing these issues and cleaning the facade is seen to be a central objection of the project.

The removed elements will not be seen from the surrounding area as the entirety of the facades will be covered in scaffolding and concealed by the hoist run-off.

It is considered that the benefits outweigh any harm caused by the proposals, as the upgrading and repairing the external envelope will ensure its longevity, whilst preventing health and safety issues such as falling masonry. The installation of hoists and removal of a small amount of historic fabric will ensure the hotel stays in operation whilst works are carried out. For these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Historic England responded with a letter of flexible authorisation duly stamped and signed on behalf of the Secretary of State dated 11/05/2016.

Special regard has been attached to the desirability of preserving the listed building

and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

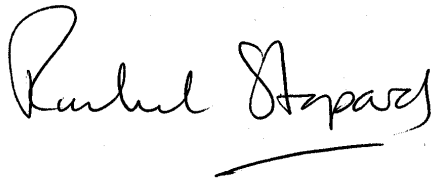
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 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, 5 Pancras Square, London, N1C 4AG, (tel: 020-7974 6941).
- 3 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 Noise and Licensing Enforcement Team, 5 Pancras Square, London, N1C 4AG (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.

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 Supporting Communities