

Mr Thomas Mitchell
Colliers International
50 George Street
London
W1U 7GA

Application Ref: **2016/2604/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

16 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
71 and 72 Russell Square
President Hotel
London
WC1B 5BA

Proposal:
Change of use from ancillary retail units (use class C1) to independent shops (use class A1).

Drawing Nos: Site location plan, 146G2.EX.100 02, 146G2.LO.100 05 and Colliers International Planning Statement (dated May 2016).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 146G2.EX.100 02, 146G2.LO.100 05 and Colliers International Planning Statement (dated May 2016).

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

Informative(s):

- 1 Reasons for granting permission

The existing hotel retail units are situated at ground floor level. The units are both currently vacant and were up until recently a hairdressers and a shop unit. The existing units were in operation as ancillary to the hotel and the proposal would create an independent A1 unit. The proposed change of use to create independent A1 units and creation of a large A1 unit would not harm the balance and mix of uses in the area and the proposal is considered acceptable.

There are no alterations proposed to the shopfront as part of the application. The proposal is considered to preserve the character of the conservation area. The proposal is unlikely to harm the amenity neighbouring occupiers.

No objections were received to the application and the history of the site was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS7 and CS8 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12 and DP14 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 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 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, 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.
- 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).

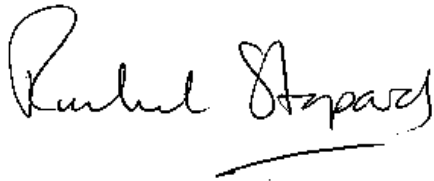
- 4 The applicant is reminded relevant consents would be required for alterations to the shopfront.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities