

Miss Catherine Stevens
RPS CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2016/2177/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

8 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Hotel Russell
1-8 Russell Square
London
WC1B 5BE

Proposal:

Installation of replacement lift shaft within the internal courtyard, installation of roof plant.

Drawing Nos: 01-0101-ZXX-02, 01 1422 Z01-03, 01 1423 Z02-02, 01 1424 Z03-02, 01 1425 Z04-02, 01 1426 Z05-02, 01 1427 Z06-02, 01 1428 Z07-02, 01 1429 Z08-02, 01 1431 ZXX-04, 01 0212 ZXX-03, 01 0231 ZXX-02, 01-0232-Z00-03, 01 0221 Z00-07, 01 0210 Z08-05, 01 0209 Z07-06, 01-0208 Z06-05, 01-0207 Z05-05, 01 0206 Z04-05, 01 0205 Z03-05, 01 0204 Z02-05, 01 0203 Z01-05, 01 0201 Z00-08, 01 0200 ZB1-05, , 01 0737 Z08-05, 01 0736 Z07-02, 01 0735 Z06-02, 01-0734-Z05-02, 01 0733 Z04-02, 01 0732 Z03-02, 01 0731 Z02-02, 01 0730 Z01-06, 01 0505 ZEE-04, 01 0462 Z00-01, 01 0461 Z00-01, 01 0460 Z00-01, 01 0452 Z00-04, 01 0406 ZEA-04, 01 0400 ZB1-07, 01-1401-Z00 09, 01 0728ZB1-08, 01 0416ZEA-06, P15-260-ME51-09-01-T2, Lower ground and ground public area concept lower ground floor illustrations, Reception and dining lighting schematic illustrations, SK162,Acoustic assessment letter (20/1/2015) , Planning cover letter (15/4/2016), Built Heritage Assessment (April 2016), Design and Access Statement (Mar 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 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:

01-0101-ZXX-02, 01 1422 Z01-03, 01 1423 Z02-02, 01 1424 Z03-02, 01 1425 Z04-02, 01 1426 Z05-02, 01 1427 Z06-02, 01 1428 Z07-02, 01 1429 Z08-02, 01 1431 ZXX-04, 01 0212 ZXX-03, 01 0231 ZXX-02, 01-0232-Z00-03, 01 0221 Z00-07, 01 0210 Z08-05, 01 0209 Z07-06, 01-0208 Z06-05, 01-0207 Z05-05, 01 0206 Z04-05, 01 0205 Z03-05, 01 0204 Z02-05, 01 0203 Z01-05, 01 0201 Z00-08, 01 0200 ZB1-05, , 01 0737 Z08-05, 01 0736 Z07-02, 01 0735 Z06-02, 01-0734-Z05-05, 01 0733 Z04-02, 01 0732 Z03-02, 01 0731 Z02-02, 01 0730 Z01-06, 01 0505 ZEE-04, 01 0462 Z00-01, 01 0461 Z00-01, 01 0460 Z00-01, 01 0452 Z00-04, 01 0406 ZEA-04, 01 0400 ZB1-07, 01-1401-Z00 09, 01 0728ZB1-08, 01 0416ZEA-06, P15-260-ME51-09-01-T2, Lower ground and ground public area concept lower ground floor illustrations, Reception and dining lighting schematic illustrations, SK162, Acoustic assessment letter (20/1/2015) , Planning cover letter (15/4/2016), Built Heritage Assessment (April 2016), Design and Access Statement (Mar 2016).

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.

There have been recent applications relating to the Hotel Russell similar to the above proposals; In June 2015, listed building consent (2015/1344/L) and planning permission (2015/1031/P) were granted for works to the lower ground floor and lifts; and in April 2016, listed building consent (2015/2013/L) and planning permission (2015/1673/P) was granted for ground floor and external works). The principle of such development is acceptable, however, this application represents an amendment to the scheme previously approved by way of the above permissions and specifically relates to a revised lift shaft and Roof top plant.

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

Care has been taken to consider the buildings 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 and roof plants are considered appropriate in size and appears secondary to the property's rear elevation and roof respectively. Therefore the development would comply with the above stated policies and would not be visible from public realm.

As much of the proposed works would be internal the most important element for amenity is the proposed lift shaft and the roof plant. These structures 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.

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. Furthermore, 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.

The proposed development is in 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, 7.6 and 7.8 of The London Plan 2016 and paragraphs 56-61 and 126-128 of the National Planning Policy Framework (2012).

- 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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

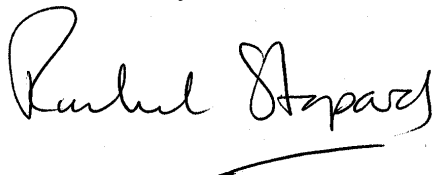
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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



Rachel Stopard
Director of Supporting Communities

