

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

Application Ref: **2016/2182/L**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

7 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:

Internal alterations to lower ground and part ground floor, installation of replacement lift shaft within the internal courtyard and installation of roof top 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 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 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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 A method statement, including details of removal/dismantling of the wall/cleaning of the bricks shall be submitted to and approved in writing by the Council before works are commenced. 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.

Informative(s):

- 1 Reason for granting.

There have been recent applications relating to the Hotel Russell similar to the above proposals; In June 2015, listed building consent (2015/1344/L) 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, roof top plant layout, lower ground floor layout and revised ground floor reception area layout.

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 cladded steel frame structure. It would also be

micro-rib insulated with external off-white cladding to match the existing adjacent brickwork.

Policies CS14 and DP25 require that all alterations to a listed building and in a conservation area should respect and enhance the character of the area, location and building. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, form and scale to the existing building and the general area.

Generally the works are amendments to the previous approvals and only include minor alterations to historic fabric. A visit to the roof made clear that works to this area would have minimal visibility due to the pitches to the front elevation and large chimneys, the reconfiguration of dishes and units will see the building being tidied up and have less clutter within the courtyard. It is clear following the site visit and assessing the proposals that the works include less intervention, resulting in less harm to the fabric and character of the building, and as such the works are considered acceptable. 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 assets. The proposed lift shaft is considered appropriate in size and appears secondary to the property's rear elevation. Therefore the development would comply with the above stated policies.

No objections have been received and the site's planning history was taken into account when coming to this decision.

Historic England responded with a letter of flexible authorisation duly stamped and signed on behalf of the Secretary of State dated 27/05/2016

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest of the listed building under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

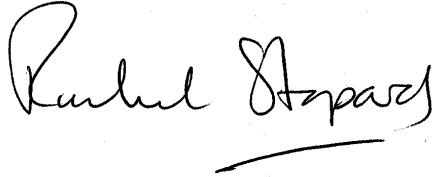
The proposed development is in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with the 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).

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal stroke at the end.

Rachel Stopard
Director of Supporting Communities