

Ms Sarah Smith
DLG Architects
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1 The Leathermarket
11-13 Weston Street
London
SE1 3ER

Application Ref: **2016/0323/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

11 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
46 Russell Square
London
WC1B 4JP

Proposal: Installation of lift from street level to basement level and rear external works to include installation of 3x windows and installation of plant in association with internal works to building.

Drawing Nos: 4054_D (--) 01 Rev00; 4054_D (--) 02 Rev00; 4054_D (--) 03 Rev00; 4054_D (--) 04 Rev00; 4054_D (--) 05 Rev00; 4054_D (--) 07 Rev00; 4054_D (--) 08 Rev00; 4054_D (--) 10 Rev00; 4054_D (--) 11 Rev00; 4054_D (--) 12 Rev00; 4054_D (--) 20 Rev00; 4054_D (--) 21 Rev00; 4054_D (19) 70 Rev01; 4054_D (19) 71 Rev01; 4054_D (19) 72 Rev01; 4054_D (--) 73 Rev00; 4054_D (19) 74 Rev00; 4054_D (--) 75 Rev 00; 4054_D (--) 76 Rev 00; 4054_D (19) 77 Rev01; 4054_D (19) 78 Rev01; 4054_D (19) 79 Rev01; 4054_D (19) 80 Rev 01; 4054_D (19) 83 Rev 01; 4054_D (19) 82 Rev 01; 4054_D (19) 81 Rev01; 4054_D (99) 108 Rev00; 4054_D (99) 100 Rev02; 4054_D (99) 60 Rev01; 4054_D (99) 59 Rev02; 4054_D (99) 58 Rev01; 4054_D (99) 57 Rev02; 4054_D (99) 54 Rev02; 4054_D (99) 53 Rev02; 4054_D (--) 48 Rev02; 4054_D (99) 47 Rev03; 4054_D (99) 56 Rev02; 4054_D (99) 55 Rev01; 4054_D (--) 52 Rev00; 4054_D (--) 49 Rev01; 4054_D (--) 50 Rev01; 4054_D (99) 46 Rev03; 4054_D (--) 105 Rev00; 4054_D (--) 106 Rev00; 4054_D (-) 104 Rev00; 4054_D (--) 31 Rev 00; 4054_D (--) 32 Rev 00; 4054_D (--) 33 Rev 00; 4054_D (--) 34 Rev 00; 4054_D (--) 35 Rev 00; 4054_D (--) 36 Rev 00; 4054_D (--) 37 Rev 00; 4054_D (--) 38 Rev 00; 4054_D (--) 39 Rev 00; Design and Access Statement; and Heritage Statement.



The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 4054_D (--) 01 Rev00; 4054_D (--) 02 Rev00; 4054_D (-) 03 Rev00; 4054_D (--) 04 Rev00; 4054_D (--) 05 Rev00; 4054_D (--) 07 Rev00; 4054_D (--) 08 Rev00; 4054_D (--) 10 Rev00; 4054_D (--) 11 Rev00; 4054_D (--) 12 Rev00; 4054_D (--) 20 Rev00; 4054_D (--) 21 Rev00; 4054_D (19) 70 Rev01; 4054_D (19) 71 Rev01; 4054_D (19) 72 Rev01; 4054_D (--) 73 Rev00; 4054_D (19) 74 Rev00; 4054_D (--) 75 Rev 00; 4054_D (--) 76 Rev 00; 4054_D (19) 77 Rev01; 4054_D (19) 78 Rev01; 4054_D (19) 79 Rev01; 4054_D (19) 80 Rev 01; 4054_D (19) 83 Rev 01; 4054_D (19) 82 Rev 01; 4054_D (19) 81 Rev01; 4054_D (99) 108 Rev00; 4054_D (99) 100 Rev02; 4054_D (99) 60 Rev01; 4054_D (99) 59 Rev02; 4054_D (99) 58 Rev01; 4054_D (99) 57 Rev02; 4054_D (99) 54 Rev02; 4054_D (99) 53 Rev02; 4054_D (--) 48 Rev02; 4054_D (99) 47 Rev03; 4054_D (99) 56 Rev02; 4054_D (99) 55 Rev01; 4054_D (--) 52 Rev00; 4054_D (--) 49 Rev01; 4054_D (--) 50 Rev01; 4054_D (99) 46 Rev03; 4054_D (--) 105 Rev00; 4054_D (--) 106 Rev00; 4054_D (-) 104 Rev00 ; 4054_D (--) 31 Rev 00; 4054_D (-) 32 Rev 00; 4054_D (--) 33 Rev 00; 4054_D (--) 34 Rev 00; 4054_D (--) 35 Rev 00; 4054_D (--) 36 Rev 00; 4054_D (--) 37 Rev 00; 4054_D (--) 38 Rev 00; 4054_D (--) 39 Rev 00; Design and Access Statement; Heritage Statement

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 5dBA, or by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together 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 in accordance with policy DP26 of the London Borough of

Camden Local Development Framework Development Policies.

- 5 Prior to use, the plant or equipment and associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission:

The proposed works consist of the installation of a platform lift within the front lightwell area to provide access from street level to basement level. The proposal also includes works to the front railings to create a gate for access. Further works to the rear of the building include the installation of a heat pump system, alterations to 3x rear windows, the addition of a rooflight within the lower rear roofslope.

The proposed lift will improve accessibility to the building as the existing entrances comprise steps from street level to either a raised ground floor or to the lower ground floor meaning existing access is difficult for wheelchair users or people who are less mobile. The platform lift will be constructed from Yorkshire stone flooring and with clear frameless glass sides. This will ensure visual continuity with the street and basement level and for the lift to be discreet in a prominent location with the mechanics not being widely visible. In association with the platform lift, the front railings will be altered to accommodate an entrance gate for access which is considered acceptable as it maintains the established railing pattern.

Works to the rear of the building include enlarging 3x windows along an extension which serves the cafeteria and an installation of roof light above. These are considered acceptable and the design and materials proposed will conform to the appearance of the rear elevations along the block.

The heat pump system will be located to the rear of the building within a lightwell at basement level which will not be visible in views from either the street scene or from rear facing habitable windows from neighbouring buildings. The application is accompanied by an acoustic report. Further conditions will be attached to the approval to ensure that neighbouring occupiers are not adversely affected by noise and vibration. The Council's Environmental Health Officer has raised no objection to the development subject to these conditions.

The proposed works would preserve the character and appearance of the Bloomsbury Conservation Area given the majority of the work not being within the public realm and the discreet design of the platform lift.

Furthermore, the proposal would not have an adverse impact upon the amenity of adjoining occupiers due to their position and surroundings.

No objections have been received on the proposal. The planning history of the site

and relevant appeal decisions have been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historical interest under s.66 of the Listed Building and Conservation Areas Act 1990, as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 and DP28 of the London Borough of Camden Local Development Framework Policies . The proposed development is also accords with policies 7.4 and 7.6 of the London Plan 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

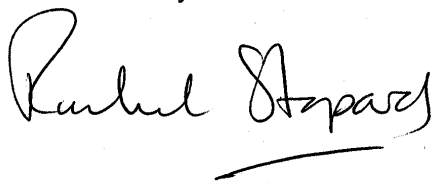
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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