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CgMs  
140 London Wall  
London  
EC2Y 5DN

Application Ref: **2015/2013/L**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

14 April 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Hotel Russell**  
**1 Russell Square**  
**London**  
**WC1B 5BE**

Proposal:

Internal and external alterations including roof plant, internal courtyard, building fenestration and mezzanine levels.

Drawing Nos: EPR Drawings (Prefix 10089-T-01-)0101-ZXX Rev 02; 0201-Z00 Rev 05; 0202-ZM1 Rev 02; 0212-ZXX Rev 02; 1401-Z00 Rev 05; 1402-ZM1 Rev 02; 1431-ZXX Rev 02; 0221-Z00 Rev 04; 0222-ZM1 Rev 02; 0231-ZXX Rev 01; 0400-ZWE Rev 03; 0401-ZSO Rev 02; 0402-ZNO Rev 03; 0403-ZEA Rev 02; 0420-ZWE Rev 02; 0421-ZSO Rev 02; 0422-ZNO Rev 02; 0423-ZEA Rev 01; 0501-ZXX Rev 01; 9000-Z00 Rev 03; 9001-Z00 Rev 02; 9002-Z00 Rev 03; 9003-Z00 Rev 03; 0450-Z00 Rev 02; 0451-Z00 Rev 02; 0452-Z00 Rev 03; 0453-Z00 Rev 01; 0454-Z00 Rev 02; 0455-Z00 Rev 01; 0456-Z00 Rev 01; 0457-Z00 Rev 02; 0458-Z00 Rev 01; 0459-Z00 Rev 01; CgMs Built Heritage Statement; Sharps Redmore Acoustic Assessment 20th January 2015; Harrison Goldman (Prefix: C5181-A0-) 1003\_00; 1001\_00; 1002\_00; 1004\_00; 1005\_00; 1006\_00; 1007\_00; Tara Bernerd & Partners Public Area Concept February 2015; LDI Preliminary Exterior Lighting Concept; LDI Public Area Lighting Concepts; Martin Brudnizki Concept Presentation February 2015; Martin Brudnizki Design Finishes Schedule February 2015; Martin Brudnizki Plans and Elevation Appendix February 2015; Harrison Goldman



Specification for Restoration and Repair of Terracotta and Brickwork; Harrison Goldman External Facade Condition Survey Columns and Plinths; Harrison Goldman External Facade Condition Survey Herband Street / Russell Square, Bernard Street, Guildford Street; Harrison Goldman Repair Schedule; SSL: 5556G:100:1:2:INT:ELV; SSL: 5556G:100:2:2:INT:ELV; SSL:5556G:200:1:1:INT:ELV:KEY; Elementa Drawings (Prefix P14-116) SK23-01 1.1; SK23-02 1.1; SK23-03 1.1; SK23-04 1.1; SK18-02 01.2; SK18-03 01.2; SK18-04 01.2; SK18-05 01.2; SK18-06 01.2; SK18-07 01.2; SK18-08 01.2; SK18-09 01.2; SK18-10 01.2; SK18-11 01.2; SK18-12 01.2; SK18-13 01.2; SK04-03 0; SK02-01 0; SK02-03 01; SK02-04 01; SK02-05 01; P14-116-M50-EL-08-T1; P14-116-M50-RF-01-T1.

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 drawings 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 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 conditions 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

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

a) 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) Detailed design of the kitchen extract ducts above eaves level;
- c) Detailed design and samples of materials of the new main entrance marble steps configured to incorporate new accessible lift stairs.
- d) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification.

The relevant part of the works shall then be carried in accordance with the approved details.

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.

- 5 Notwithstanding the hereby approved drawings details and method statement for the retention and use of the glazed roof to the palm court including corresponding detailed photographs and drawings of the existing roof once it has been uncovered shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.

The relevant part of the works shall then be carried in accordance with the approved details

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.

- 6 Notwithstanding the hereby approved drawings additional information shall be submitted regarding retention and repair exterior columns (number by photograph): P24; P25; P27; P33; P34; P37; P38; P51.

The relevant part of the works shall then be carried in accordance with the approved details.

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 The proposed alterations to the property are considered to be acceptable and would comply with the guidance contained within the Council's supplementary documents and all relevant LDF policies.

The property is a Grade II\* Listed Building and falls within Bloomsbury Conservation Area. Alterations are proposed throughout the historic building, which is currently used as a hotel. These alterations relate to both internal and external changes especially to the front and northern (side) elevations. The changes are considered to be acceptable and would not harm the special character of the property or destroy any historic fabric. As such, they comply with policies CS14 (Council's Core Strategy) and DP25 (Development Policies).

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

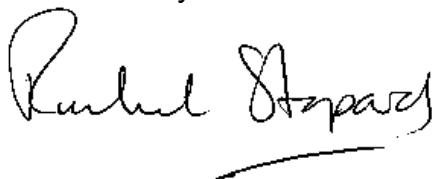
Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, as well as preserving the building or its setting or any features of special architectural or historic interest which it possesses as required by s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

In light of the above, the proposed development 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 [March 2015] consolidated with alterations since 2011, and paragraphs 126-128 of the National Planning Policy Framework (2012).

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 Culture & Environment