

Mr. Chris Griffiths
RPS CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2016/4951/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

20 February 2017

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 keg lift to existing external stair to north-west corner between Russell Square (south-west) and Bernard Street (North-west) and additional roof plant adjacent to palm court above kitchen roof within the central area of the hotel.

Drawing Nos: 10089-T-01-0253-Z00-02, 10089-T-01-0252-ZB1-02, 10089-T-01-0251-Z00-02, 10089-T-01-0250-ZB1-02, 10089-T-01-0101-ZXX-03, 10089-T-01-1450-ZB1-02, 10089-T-01-1451-Z00-02, 10089-T-01-1452-ZB1-02, 10089-T-01-1453-Z00-02, 10089-T-01-2421-ZB1-01, 10089-T-01-0425-ZSO-Rev01, P15-260-M57-M1-05 RevT05, P15-260-M57-M1-00-07 RevT02, P15-260-M57-M1-05 RevT3/4, Noise Impact Assessment dated 29/5/16, Built Heritage statement 160908, Design & Access Statement.

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:

10089-T-01-0253-Z00-02, 10089-T-01-0252-ZB1-02, 10089-T-01-0251-Z00-02, 10089-T-01-0250-ZB1-02, 10089-T-01-0101-ZXX-03, 10089-T-01-1450-ZB1-02, 10089-T-01-1451-Z00-02, 10089-T-01-1452-ZB1-02, 10089-T-01-1453-Z00-02, 10089-T-01-2421-ZB1-01, 10089-T-01-0425-ZSO-Rev01, P15-260-M57-M1-05 RevT05, P15-260-M57-M1-00-07 RevT02, P15-260-M57-M1-05 RevT3/4, Noise Impact Assessment dated 29/5/16, Built Heritage statement 160908, Design & Access Statement.

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 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.

The application site falls within the Bloomsbury Conservation Area and is a Grade

II* Listed Building. The proposed lift keg is for deliveries to cellars within the vaults which would be refurbished to serve a new café on the north-west corner between Russell Square (south-west) and Bernard Street North-west) and roof air handling plant in addition to the main larger extract recently approved (2015/1673/P and 2015/2013/L) adjacent to the southern side of the garden courtyard/ palm court above the kitchen roof within the central area of the hotel which contains an existing large gantry with existing plant/units within a cage above it.

Care has been taken to consider the buildings significance against the works that are required. The proposed keg lift and additional extract would not affect the character or special interest of the Listed Building and are considered to be sensitive to the heritage asset. The lift is considered appropriate in size and appears secondary to the property's elevation. The additional extract would adjoin a larger one already approved and is only visible from the central garden courtyard adjacent to palm court and can only be seen by the users of the hotel facing south. The extract itself would be enclosed by the previously approved plants and the walls of the original building to the north, east and west elevations and therefore offers obscure views of it. The development would not be widely visible from the public realm as the lift is below street level and would be obscured by the black iron railing which forms a prominent boundary of the site, whilst the plant is enclosed with the grounds of the hotel itself.

The plant would be surrounded by hotel rooms and the lift is by a roadside. Therefore noise from their operation would not have an impact on any nearby residential neighbour and the only affected residents would be guests in the hotel, not permanent residents. A condition to replicate the previous plant's would be added to this decision notice to ensure that noise from the plant is kept within Camden's noise standards.

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 developments are 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).

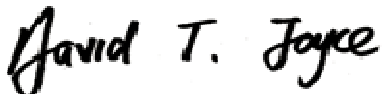
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce
Executive Director Supporting Communities