

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

Application Ref: **2016/4981/L**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

20 February 2017

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: 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. Various internal alterations to the lower ground and ground floor of the Hotel including refurbishment of guestrooms, lifts and reception area.

Drawing Nos: 381A-SE-54-B, 381A-SE-51-B, 381A-SE-03-B, 381A-SE-02-B, P15-260-M57-M1-05-T4, P15-260-M57-00-07-T2, 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, Built Heritage statement 160908, Design & Access Statement, 381A-PL-1-C, 381A-PL-3-B, 381A-PL-4-B, 381A-PL-5-B, 381A-PL-51-C, 381A-PL-53-B, 381A-PL-54-B, 381A-PL-55-B, 381A-SE-1-B, 381A-SE-4-B, 381A-SE-5-A, 381A-SE-6-A, 381A-SE-7, 381A-SE-07(1), 381A-SE-07(2), 381A-SE-52-B, 381A-SE-53-B, 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.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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

a) Typical details of new gate and alterations to existing railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings of all new joinery details (Including doors) at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

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.

The application site is a Grade II\* Listed Building, this application seeks permission to amend the previous approvals by way of internal alterations. There have been

recent applications relating to the Hotel Russell similar to the above proposals; In June 2015 and 2016, listed building consent (2015/1344/L and 2016/2182/L respectively) 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).

This application represents amendments to the scheme previously approved specifically relating to a new keg lift, additional roof plant and internal alterations. At lower ground floor the proposals now includes an extended opening to the vault for new door to cellar; installation of keg lift to existing external stair; relocation of chef's office at lower ground floor; revised partition layouts in kitchens and replacement slab within the C&B kitchen. The applicant confirmed that there would not be any changes to lightwell louvres as initially stated in the initial submissions. At ground floor there would be : new door opening from stair 3 to provide direct access from the service lift to the C&B kitchen; new handrail to stair 2; removal of high level curved wall with painting to Guildford Room; raised seating area in bar and restaurant; reconfiguration of the approved accessible WC and additional air handling plant and duct over kitchen.

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.

Following the site visit and assessing the proposals that the works include minimal intervention and 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 and not seen within public. The proposed lift keg is considered appropriate in size and appears secondary to the property's rear elevation. Therefore the development would comply with the above stated policies.

Historic England have been consulted, 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 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

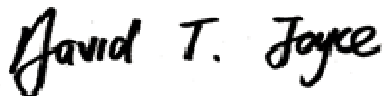
Framework Development Policies (2010). The proposed development also accords with the Camden Bloomsbury Area Action Plan (2011). The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 56-61 and 126-128 of the National Planning Policy Framework (2012).

- 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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities