

Ms Tiffany Neller  
EPR Architects  
30 Millbank  
London  
SW1P 4DU

Application Ref: **2016/4645/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

23 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Hotel Russell**  
**1-8 Russell Square**  
**LONDON**  
**WC1B 5BE**

Proposal:

Approval of details of condition 6d (Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification) of planning permission 2015/1673/P dated 14/04/2016 for; Internal and external alterations to building fenestration, roof plant and internal courtyard.

Drawing Nos: Fusion Fire Engineering - Fire Safety Strategy Report ref. S14022819, HCD Building Control - Plan Assessment Report ref. B14022763, 10089-1-01-6801-Z00 rev 12, 10089-1-01-1401-Z00 rev 01, PA-5800-JN, PA-5801JN,PA-5802-JN, PA-5803-JN, PA-5804-JN, PA-5810-JN, PA5811-JN, Existing Balustrading Stair Photographs - Stair 8, PA-5506-EL email dated 12/10/16 by Matt Gilbody.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



Informative(s):

1 Reason for granting.

The information, drawings, reports and on-site visit by the council's conservation officer are considered satisfactory and appropriate to satisfy Building Regulations for the above condition.

Details include;

- Report also outlines requirement for new dry riser inlet.
- New fire exit signage.
- New fire shutters - to cloakroom, restaurant & gallery.
- New refuge locations with call points.
- We can also confirm that our aim is to conceal cabling to all electrical services & life safety fittings to either feed from above the soffit/ ceiling & below through slab where necessary.

- A number of existing doors are due to be replaced or upgraded to meet the required fire-rating &/or acoustic requirements.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and 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. Special attention has also been paid to the desirability of preserving or enhancing the character or 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.

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, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.9, 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, 30, 56-66 and 126-141 of the National Planning Policy Framework.

2 You are reminded that you still have the following conditions to discharge from the parent permission 2015/1673/P; Condition 6 (A-Method statement for the repair and cleaning of the facades, B-Detailed design of kitchen extract ducts), Condition 7 (Method statement) , Condition 8(Columns).

3 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been

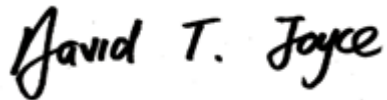
proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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

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