

Miss Laura Morris
CBRE
Henrietta House
Henrietta Place
London
W1G 0NB

Application Ref: **2016/5307/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

23 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
46-47 Russell Square
London
WC1B 4JP

Proposal: External and internal alterations to include installation of replacement and new CCTV cameras and installation of access control system to Grade II Listed Building [Retrospective]

Drawing Nos: APL.00; APL.01; APL.02; APL.03; APL.04; APL.05; APL.06; APL.07; APL.08; APL.09; APL.10; APL.11; APL.21; APL.22; APL.23; APL.24; APL.25; APL.26; APL.28; APL.29; Banham CCTV specification; PROXIMITY P50 reader specification; Proximity Keypad KP50 specification; Design, Access and Heritage Statement; Cover Letter dated 28 September 2016; HIKVISION Junction Box specification

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 if in CA] 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: APL.00; APL.01; APL.02; APL.03; APL.04; APL.05; APL.06; APL.07; APL.08; APL.09; APL.10; APL.11; APL.21; APL.22; APL.23; APL.24; APL.25; APL.26; APL.28; APL.29; Banham CCTV specification; PROXIMITY P50 reader specification; Proximity Keypad KP50 specification; Design, Access and Heritage Statement; Cover Letter dated 28 September 2016; HIKVISION Junction Box specification

Reason: For the avoidance of doubt and in the interest of proper planning.

Informatives:

- 1 Reasons for granting permission.

The installation of the replacement CCTV cameras and installation of the access controlled system is considered are minimal in its scale and impact upon both the host building. The design of the framing of the access pad matches the door framing that it is positioned upon.

The position of the CCTV cameras upon the front elevation of the building will not alter while the introduction of the CCTV camera and keypad at the rear of the building is considered as acceptable. The CCTV cameras and access control are overall considered to be of detriment to the application building or the surrounding Bloomsbury Conservation Area.

Due to the minimal scale of the proposal, there would be negligible harm to the amenity of any adjoining residential occupiers.

No objections have been made prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area under 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.

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 Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

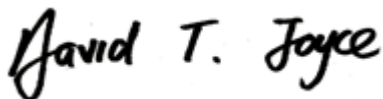
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce
Executive Director Supporting Communities