

Mr Christopher Griffiths  
Chris Griffiths  
CGMS Ltd  
Bastion House  
140 London Wall  
London  
EC2Y 5DN

Application Ref: **2017/0976/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

28 March 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 required by condition 6 (b): Detailed design of kitchen extract ducts above eaves level, under permission ref: 2015/1673/P for Internal and external alterations to building fenestration, roof plant and internal courtyard dated 14/4/16.

Drawing Nos: 10089-T-01-0414-ZNO-Rev04, 10089-T-01-0415-ZSO-Rev05, P14-116-M50-07-02-RevT1, P14-116-M50-07-03-RevT1, P14-116-M50-07-04-RevT1, P15-260-M57-M1-03-RevT05, P15-260-M57-M1-05-RevT05.

The Council has considered your application and decided to approve details.

#### Informative(s):

- 1 Reasons for granting.

The property is a Grade II\* Listed Building and falls within Bloomsbury



Conservation Area. The detailed design of kitchen extract ducts above eaves level were considered by the council's conservation and heritage officer and are considered to be acceptable and would not harm the special character of the property or destroy any historic fabric nor harm the appearance and the character of the conservation area.

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 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 emerging Camden 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.

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) and emerging policies D1, D2 of the Camden Local Plan Submission Draft 2016. 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 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, Condition 7 (Method statement for retention and use of glazed roof).

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning