

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

Application Ref: **2017/1272/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

12 May 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 (a): Terracotta and repairs, 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: 0143-SCH-16_Typical Facade Repairs & New Terracotta RevA -Photos

STWL-MS-002(01) Method statement June 2016

SWL-Bernard St Condition Survey & Schedule of works

0143-SK-059_Facade Samples

SWL-Chimneys Condition Survey & Schedule of works

SWL-Guildford St Condition Survey & Schedule of works

SWL-Courtyard Condition Survey & Schedule of works

SWL-Russell Sq Condition Survey & Schedule of works

SWL-Herbrand St Condition Survey & Schedule of works

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 Reasons for granting approval of details:

This approval of details application is to clear details of the façade cleaning and repairs required by condition 6a of Planning Permission 2015/1673/P dated 14/04/2016 for Internal and external alterations to building fenestration, roof plant and internal courtyard

It is considered that the details submitted and samples seen on site are sufficient to appreciate the works involved with the repair and cleaning of the faience, terracotta and brickwork are in keeping with the principles of the overall consented proposal. No harm is caused to the special interest of the grade II* listed building, its setting or to the character and appearance of the Bloomsbury Conservation Area.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the setting of the listed building and 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 proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

2 The emerging London Borough of 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 ended 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.

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, 5 Pancras Square, London, N1C 4AG (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.

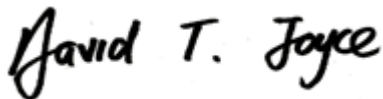
- 4 You are reminded that condition 8 (exterior columns) of Planning Permission 2015/1673/P granted on 14/04/16 is outstanding and requires details to be submitted and approved.

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
Director of Regeneration and Planning