

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

Application Ref: **2017/1507/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

12 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
Hotel Russell
1-8 Russell Square
LONDON
WC1B 5BE

Proposal:

Approval of details required by condition 3: Method statement for wall and bricks under permission ref: 2016/2182/L for Internal alterations, installation of replacement lift shaft and installation of roof top plant, dated 7/6/16.

Drawing Nos: Method Statement (Addendum 01) Sept 2016; RAMS No - MS002 R1; Cleaning

Method Statement (Addendum) 23rd February 2017 Glazed bricks repair and replacement.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):



1 Reasons for granting approval of details (listed building):

This approval of details application is to clear details of the work to the brick façade within the inner lightwell/courtyard by condition 3 of Listed Building Consent 2016/2182/L dated 7/6/2016 for Internal alterations, installation of replacement lift shaft and installation of roof top plant

It is considered that the details submitted are sufficient to appreciate the works involved with the repair, replacement and cleaning of the glazed bricks to the inner courtyard/lightwell 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.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. 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 listed building and its features of special architectural or historic interest, under s.16 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 You are advised that all conditions relating to Listed Building Consent 2016/2182/L granted on 7/6/16 which need details to be submitted, have been approved.
- 3 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.
- 4 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, 5 Pancras Square, London, N1C 4AG, (tel: 020-7974 6941).
- 5 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire

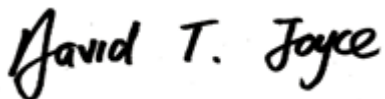
Certification may require a further application for listed building consent.

- 6 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.

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