

Mr Jonathan Waugh
RPS CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2017/3323/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

1 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

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

Proposal:
Erection of canopy at restaurant entrance on Guilford Street.
Drawing Nos: 10089-T-01-0101-ZXX Rev 02, PL-Ele-202, PL-Ele-E102, PL-Pla-E101, PL-Sec-E103, PL-Pla-101, Gen-E001, 00.01 R3, 01.01 R3, 02.01 R3, 03.01 R3, 04.01 R3, 13109-SK44 Rev B, Hotel Russell - Visuals of Proposed Restaurant Canopy, Maintenance Schedule July 2017.

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

Condition(s) and Reason(s):

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

10089-T-01-0101-ZXX Rev 02, PL-Ele-202, PL-Ele-E102, PL-Pla-E101, PL-Sec-E103, PL-Pla-101, Gen-E001, 00.01 R3, 01.01 R3, 02.01 R3, 03.01 R3 , 04.01 R3, 13109-SK44 Rev B, Hotel Russell - Visuals of Proposed Restaurant Canopy, Maintenance Schedule July 2017, planter specification Q38 Greenwall by Scotscape.

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

- 3 The canopy planting shall be carried out in strict accordance with the approved planting details. The canopy planting shall be maintained in accordance with the maintenance schedule hereby approved. Any areas of planting which die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D2 of the London Borough of Camden Local Plan 2017.

- 4 The canopy shall be removed when no longer viable or in use for the intended purposes as stated within this application.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

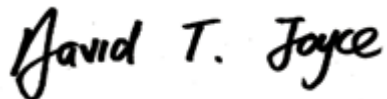
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning