

Christopher Griffiths
CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2017/6718/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

12 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

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

Proposal:

Variation of condition 2 (drawings) for to canopy support ref: 2017/3323/P for entrance canopy, namely to have steel columns instead of fixing into terracotta to support the canopy and increase in width and depth of canopy.

Drawing Nos: Superseded: Existing Entrance, Section and Plan, ref: PL-Gen-E001, Existing & Proposed Guildford Street Elevation, ref: PL-Ele-202, Proposed Entrance Detail, ref: PL-Ele-E10, Proposed Plan Entrance Detail, ref: PL-Pla-E101, Proposed Section Entrance Detail, ref: PL-Sec-E103, Surfaces & Dimensions, ref: 00.01 R3, Type of Modules, ref: 01.01 R3, Overlay of Modules, ref: 02.01 R3, Framework, ref: 03.01 R3, Irrigation Line, ref: 04.01 R3, Proposed Structural Drawing, ref: 13109-SK44 Rev B.

Revised: Existing Entrance, Section and Plan, ref: PL-Ele-202 RevA, Existing & Proposed Guildford Street Elevation, ref: PL-Ele-202 Rev A, Proposed Entrance Detail, ref: PL-Ele-102 Rev A, Proposed Plan Entrance Detail, ref: PL-Pla-E101 Rev A, Proposed Section Entrance Detail, ref: PL-Sec-E103 Rev A, Surfaces & Dimensions, ref: 00.01 R7, Type of Modules, ref: 01.01 R7, Overlay of Modules, ref: 02.01 R7, Framework, ref: 03.01 R7, Irrigation Line, ref: 04.01 R7, Proposed Structural Drawing, ref: [G] - 101 Rev B.



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 the original permission granted on 1 August 2017 under ref: 2017/3323/P.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2017/3323/P shall be replaced with the following condition:

REPLACEMENT CONDITION 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-202RevA, PL-Ele-E102RevA, PL-Ele-202 Rev A, PL-Pla-E101RevA, PL-Sec-E103RevA, PL-Pla-101RevA, 00.01 R7, 01.01 R7, 02.01 R7, 03.01 R7, 04.01 R7, [G] - 101 Rev B, Hotel Russell - Visuals of Proposed Restaurant Canopy, Maintenance Schedule July 2017, planter specification Q38 Greenwall by Scotscape, Letter by Chris Griffiths dated 4/12/17.

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 policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

1 Reason for granting.

The previously approved scheme granted the approval of a canopy, it is proposed to slightly widen the canopy by 350mm and include discreet supporting steel columns to avoid fixing and permanent damage to the restored terracotta finishes associated with the new entranceway. The columns are positioned adjacent to the jambs of the entranceway and will spring from the new concrete substructure of the entrance steps approved under consents 2015/1673 and 2015/2013/L.

As such, the proposal to have the canopy supported would be reversible and as such would enhance the appearance of the listed building and the conservation area. Therefore this variation is acceptable and the appearance of the canopy would appear the same as the previously approved.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of outlook, daylight or privacy.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to 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, and also to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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).
- 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, 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.

- 4 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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