

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

Application Ref: **2017/6741/L**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

12 January 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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

Proposal:
Erection of canopy at restaurant entrance on Guildford Street
Drawing Nos: 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.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 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: 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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

- 4 Maintenance checks should be undertaken to ensure no water ingress or damage to decorative terracotta elevation in accordance to the maintenance schedule dated July 2017 and letter by Chris Griffiths dated 4/12/17 hereby approved.

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 Reason for granting consent.

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 consent 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 proposal is acceptable. The appearance of the canopy would appear the same as the previously approved.

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

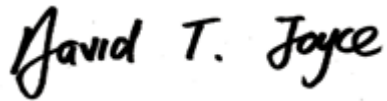
setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

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