

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

Application Ref: **2017/6367/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

14 March 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:

Ground floor interior amendments to the Palm Court and Garden Courtyard including replacement raised floor and steps to sunken central area, platform lift and new entrance door from lobby to Garden Courtyard.

Drawing Nos: Site location plan, built heritage statement, design and access statement parts 1, 2 and 3, proposed lobby elevations, proposed Palm Court floor plan, proposed Palm Court sections, proposed new door, proposed balustrade details 1, PLD18 23524(03)01B planning application plan, PLD18 23525(21)10A proposed details, PLD18 23526(03)02A planning application elev

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:

Site location plan, built heritage statement, design and access statement parts 1, 2 and 3, proposed lobby elevations, proposed Palm Court floor plan, proposed Palm Court sections, proposed new door, proposed balustrade details 1, PLD18 23524(03)01B planning application plan, PLD18 23525(21)10A proposed details, PLD18 23526(03)02A planning application elev

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.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grand hotel of 1898 by Charles Doll, listed grade II* and situated within the Bloomsbury Conservation Area.

The proposal modifies already-consented proposals to alter the interior of the hotel. Rather than implement a plan to maintain a central ground floor ballroom floor at its current level, the applicant now wishes to lower the floor to a position more in keeping with its original, sunken position. This is an improvement over the consented scheme, tending to restore the room's original spatial character. To achieve this two small flights of badly damaged marble steps will have to be removed and replaced with new steps. Some of the removed components will be retained on the premises, while existing original skirting boards will remain in situ below the new floor level. A platform lift will provide access to the sunken area. Finally, a consented new internal window will be replaced by an internal door.

The proposed works will not harm the special interest of the grade-II*-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has granted permission to determine, ratified by the Secretary of the State. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

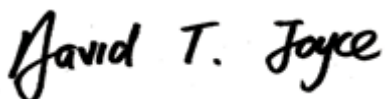
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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 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.
- 4 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning