

Application ref: 2019/2400/P
Contact: Samir Benmbarek
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Date: 13 August 2019

Development Management
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Ground Floor Unit 12
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BLASHFORD
BH24 3PB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Imperial Hotel
61 Russell Square
London
WC1B 5BB

Proposal: Replacement of existing windows between second and eighth floor levels (inclusive) to all elevations (Use Class C1).

Drawing Nos: 1289: P1028-A; P1029-A; P1030-A; P1031-A; P1082-A; P1083-A; P2001-A (OS Extract); P2002-A; P2003-A; P2004-A; P2005-A; P2006-A; P2007-A; P2008-A; P2009-A; P2010-A; P2011-A; P2012-A; P2013-A; P2014-A; P2015-A; P2016-A.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

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

1289: P1028-A; P1029-A; P1030-A; P1031-A; P1082-A; P1083-A; P2001-A (OS Extract); P2002-A; P2003-A; P2004-A; P2005-A; P2006-A; P2007-A; P2008-A; P2009-A; P2010-A; P2011-A; P2012-A; P2013-A; P2014-A; P2015-A; P2016-A.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed window replacements to the existing windows between second and eighth floor levels (inclusive) are considered appropriate for the age and style of the building. The existing slim line windows can not be replaced on an exact matching set of windows that would ensure the required acoustic and thermal performance for the continued operation of the hotel building. The applicant has demonstrated in depth within the application and with various samples that although the proposed windows would be of a thicker profile in comparison to the existing, they have been reduced greatly from the standardised stock of windows available.

Although the windows are of a thicker profile, due to the recesses within the window reveals that the proposed frames would be situated within, the difference would not be noticeable when viewing the building along the street or within the courtyard. The windows would be painted in mouse grey (RAL 7005) and would have the same openings and arrangement as the existing windows. As such, the replacement windows are in keeping with the Imperial Hotel building.

Overall, it is considered that the proposal would not harm the character and appearance of the application building or the wider Bloomsbury Conservation Area.

Due to the minimal physical scale, it is considered that the proposal would not impact upon the amenity of adjoining residential occupiers.

It is also considered that there would be no transport impacts during or as a result of the proposal. The windows would be installed internally and would be transported using the existing service yard located at the rear of the hotel.

No comments have been received on the proposal. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.
- 3 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer