

Application ref: 2019/2464/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 28 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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cube\_design  
Ground Floor Unit 12  
Headlands Business Park  
Blashford  
BH24 3PB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Imperial Hotel**  
**61- 66 Russell Square**  
**London**  
**WC1B 5BB**

**&**

**President Hotel**  
**56-60 Guildford Street**  
**London**  
**WC1N 1DB**

Proposal:

Removal of existing front structure (part); installation of metal grille at ground floor level and minor alterations to front elevation to Imperial Hotel (use C1) and relocation and replacement of flues to rear elevation of President Hotel (use C1)

Drawing Nos: 1289: P3001-A; P3002-A; P3003-A; P3004-A; P3005-A; P3006-A; P3007-A; P3008-A; P3009-A; P3010-A; P3011-A; P3012-A; P3013-A; P3014-A; Planning, Design and Access Statement by Cube Design (1289/5/2).

External Building Fabric Assessment by AAD dated 19 March 2019 (Ref: 19067/001/dd); Odour Assessment by plasmaclean dated 14 July 2019.

1183LIH-MET-00-00-DR-M-50\_00-6001\_S2-P03; 1183LIH-MET-00-00-DR-M-99\_30-6001\_S2-P02; 1183LIH-MET-00-B1-DR-M-70\_00-6002\_S2-P02; 1183LIH-MET-00-B1-

DR-E-70\_00-6002\_S2-P02; 1183LIH-MET-00-B1-DR-M-50\_00-6001\_S2-P03; 1183LIH-MET-00-B1-DR-M-50\_00-6002\_S2-P02; 1183LIH-MET-00-ZZ-DR-M-50\_00-4501\_S2-P03; 1183LIH-MET-00-ZZ-DR-M-50\_00-6001\_S2-P03; 1183LIH-MET-00-ZZ-DR-M-99\_30-5001\_S2-P01; 1183LIH-MET-ZZ-ZZ-SH-ME-55\_70 Water Plant Schedule Rev P04.

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:

(Prefix: 1289): P3001-A; P3002-A; P3003-A; P3004-A; P3005-A; P3006-A; P3007-A; P3008-A; P3009-A; P3010-A; P3011-A; P3012-A; P3013-A; P3014-A; Planning, Design and Access Statement by Cube Design (1289/5/2).

External Building Fabric Assessment by AAD dated 19 March 2019 (Ref: 19067/001/dd); Odour Assessment by plasmaclean dated 14 July 2019.

1183LIH-MET-00-00-DR-M-50\_00-6001\_S2-P03; 1183LIH-MET-00-00-DR-M-99\_30-6001\_S2-P02; 1183LIH-MET-00-B1-DR-M-70\_00-6002\_S2-P02; 1183LIH-MET-00-B1-DR-E-70\_00-6002\_S2-P02; 1183LIH-MET-00-B1-DR-M-50\_00-6001\_S2-P03; 1183LIH-MET-00-B1-DR-M-50\_00-6002\_S2-P02; 1183LIH-MET-00-ZZ-DR-M-50\_00-4501\_S2-P03; 1183LIH-MET-00-ZZ-DR-M-50\_00-6001\_S2-P03; 1183LIH-MET-00-ZZ-DR-M-99\_30-5001\_S2-P01; 1183LIH-MET-ZZ-ZZ-SH-ME-55\_70 Water Plant Schedule Rev P04.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal,

as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

- 6 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard that the amenity of occupiers of the development and surrounding premises in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of demolition works to the ground floor slab along the Russell Square frontage to form an opening, details of the proposed grill shall be submitted and approved in writing by the local planning authority. Such details shall include a materials sample demonstrating the proposed colour and finish as well as plan and sections @1:20 illustrating grill design and its relationship to adjacent paving/footway. The development shall be carried out in accordance with the approval given.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to safeguard pedestrian safety and comfort in accordance with policies D1, D2, A1 and T1 of the London Borough of Camden Local Plan 2017.

- 8 The new flues hereby approved shall be painted to match to colour code RAL7042 with matt finish unless otherwise approved in writing by the local planning authority.

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

- 9 Prior to first use of the new flues hereby approved, the existing, redundant flue to the rear of the Imperial Hotel shall be removed and the rear elevation made good.

Reason: To safeguard the appearance of the premises and the character of the immediate area and the setting of adjacent listed buildings in accordance with

the requirements of policies D1 and D2 of the London Borough of 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer