

cube_design
Ground Floor Unit 12
Headlands Business Park
Blashford
BH24 3PB

Application Ref: **2019/2766/P**

28 October 2019

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
Imperial Hotel
61 Russell Square
London
WC1B 5BB

Proposal: Erection of three storey building to include plant room, 10x hotel rooms and link to President Hotel and the erection of a canopy following the removal of existing two storey building and canopy within service yard to hotel building (Use C1)

Drawing Nos: (Prefix: 1248-P4): 001-A, 004-A, 005-A, 006-A, 007-A, 008-A, 009-A, 010-A, 011-A, 012-A, 013-A, 014-A, 015-A, 016-A, 017-A, 018-A, 019-A, 020-A, 021-A,

Supporting: Sustainability Statement Issue 2 produced by Method Consulting (dated 28.08.19); Energy Statement Issue 3 produced by Method Consulting (dated 15.08.19); BREEAM New Construction Report (Issue 3) produced by Method Consulting (dated 21.08.19); Odour Risk Assessment produced by PlasmaClean (dated 14.07.19); Construction Dust Risk Assessment produced by AirQuality consultants (dated 17.09.19); Construction Dust Assessment Information produced by AirQuality consultants; Draft Construction Management Plan (SuperPlant) (dated 30.04.19); Services equipment acoustics report produced by Method Consulting (dated 12.04.19); Operational Management Plan produced by Vectos (dated 07.05.19); Transport statement produced by Vectos (dated 07.05.19); External building fabric assessment report produced by Applied Acoustic Design (dated 19.03.19); Planning Statement prepared by Cube_Design; Covering letter prepared by Cube_Design dated (17.05.19); Powerhouse Series PHG220PeOS data sheet; 1289 - P4022 - A; 1183L14 SK-073; 11L1H SK-061; 1183L1H SK-058.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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: 1248-P4): 001-A, 004-A, 005-A, 006-A, 007-A, 008-A, 009-A, 010-A, 011-A, 012-A, 013-A, 014-A, 015-A, 016-A, 017-A, 018-A, 019-A, 020-A, 021-A.

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- 4 Reason: For the avoidance of doubt and in the interest of proper planning. Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details of external facing materials to the replacement building;
- b) Scheme of hard and soft landscaping to the new inner courtyard linking Imperial and President hotels to include plans @1:50 annotated with proposed materials and treatment as well as planting arrangements;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Prior to first occupation of the replacement building hereby approved, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall not proceed other than in complete accordance with all the measures and recommendations set out in the following approved documents:
- a) Sustainability Statement Issue 2 produced by Method Consulting (dated 28.08.19);
 - b) Energy Statement Issue 3 produced by Method Consulting (dated 15.08.19);
 - c) BREEAM New Construction Report (Issue 3) produced by Method Consulting (dated 21.08.19);

Such measures shall be permanently retained and maintained thereafter

Reason: To ensure that the development minimises the effects of climate change and utilises appropriate climate change adaptation measures in accordance with policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017

- 7 Prior to first 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 safeguard the amenities of the guests and residents of 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.

- 8 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.

- 9 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

- 10 Notwithstanding drawings and documents hereby approved, this permission extends to that which is set out within the development description only and does not permit works to any adjacent areas/premises.

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

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 proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 For the avoidance of doubt in relation to condition 10, where drawings include annotations relating to works proposed under separate applications, those works are not permitted under this application. These would include:
 - Replacement flues to rear elevation of President Hotel.

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.

Yours faithfully

DRAFT

Supporting Communities Directorate

DECISION