

Application ref: 2019/2985/P
Contact: John Diver
Tel: 020 7974 6368
Date: 28 November 2019

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

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Christopher Wickham Associates
35 Highgate High Street
London
N6 5JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Imperial Hotel
61-66 Russell Square
London
WC1B 5BB

Proposal:

Reconstruction of ninth-floor level and erection of tenth-floor extension following demolition of existing tenth-floor level plant room; installation of new shopfronts and pavement treatment at front elevation following demolition of existing front structure; revised treatment and landscaping to internal entrance courtyard and associated alterations to hotel building (use C1)

Drawing Nos: Existing plans (Prefix 1289-P1): 001, 002, 003, 004, 005, 006, 007, 008, 010, 012, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039 (all rev A).

Proposed plans (Prefix 1289-P1): 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 065, 066, 067, 068, 071, 074, 075, 079, 080, 081, 082, 083, 085, 086, 092, 093, 094, 098, 100, 120 (all Rev A).

Supporting (Prefix 1289-P1): 042, 043, 044, 045, 082, 083, 085, 086, 095, 096, 097, 101, 108, 109, 110, 111, 112, 113, 116, 117, 118, 119, 120 (all rev A). Planning Statement prepared by Christopher Wickham Associates; Heritage Statement prepared by Spurstone Heritage Limited; Energy Assessment prepared by Method Consulting rev P04 (dated 20/08/19); Interim BREEAM Assessment Issue 3 (dated 21/08/19); Sustainability Statement prepared by Method Consulting; Transport Assessment

prepared by Vectos; Operational Management Plan prepared by Vectos; draft Construction Management Plan (CMP) prepared by ILH; Construction Dust Risk Assessment (dated 12/09/19); and Statement of Community Involvement (SCI) prepared by Thorncliffe.

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:

Existing plans (Prefix 1289-P1): 001, 002, 003, 004, 005, 006, 007, 008, 010, 012, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039 (all rev A).

Proposed plans (Prefix 1289-P1): 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 065, 066, 067, 068, 071, 074, 075, 079, 080, 081, 082, 083, 085, 086, 092, 093, 094, 098, 100, 120 (all Rev A).

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Planning Statement prepared by Christopher Wickham Associates; Heritage Statement prepared by Spurstone Heritage Limited; Energy Assessment prepared by Method Consulting rev P04 (dated 20/08/19); Interim BREEAM Assessment Issue 3 (dated 21/08/19); Sustainability Statement prepared by Method Consulting; Transport Assessment prepared by Vectos; Operational Management Plan prepared by Vectos; draft Construction Management Plan (CMP) prepared by ILH; Construction Dust Risk Assessment (dated 12/09/19); and Statement of Community Involvement (SCI) prepared by Thorncliffe.

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

- 4 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) Plan, elevation and section drawings at 1:20 of new ground floor entrances;
- b) Typical details of new railing/balustrade to both roof terraces (@1:20);
- c) Scheme of hard and soft landscaping to the front pavement and inner courtyard to include plans @1:50 annotated with proposed materials and treatment as well as planting arrangements;
- d) Details of the exact specifications / samples of the GRC cladding system;
- e) Details of the exact specifications / samples of cladding to courtyard balustrades;
- f) Details of the exact specifications / samples of metal cladding to columns at ground floor and roof levels; and
- g) Details of the exact specifications / samples of facing material to the brise soleil.

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 The use of the roof extensions hereby approved shall not commence until details of secure and covered cycle storage area for 17 cycles have been submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety and permanently retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 The use of the roof extensions hereby approved shall not commence until details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 7 The use of the bar, restaurant and lounge at 9th and 10th floor levels hereby

approved shall only be carried out in strict accordance with the Operational Management Plan prepared by Vectos hereby approved, unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, A4, TC1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to first occupation of the extensions 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.

- 9 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) Energy Assessment prepared by Method Consulting rev P04 (dated 20/08/19);
 - b) Interim BREEAM Assessment Issue 3 (dated 21/08/19);
 - c) Sustainability Statement prepared by Method Consulting.

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.

- 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 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 super plant building between Imperial and President Hotels;
 - Demolition to form inner courtyard between Imperial and President Hotels;
- and
- Ground floor grill to Russell Square frontage.

- 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 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 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

A handwritten signature in black ink, appearing to read 'DPope', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer