

Application ref: 2020/2047/P
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Date: 30 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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IPA Architects Ltd
64
Kings Road
Teddington
TW11 0QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
President Hotel
Russell Square
London
WC1N 1DB

Proposal:

Change of use to partial ground floor and basement level of hotel (Class C1) to a restaurant (Class E), replacement and alterations to windows and doors, infill of lightwell, alterations to the planters and planting of new trees, and associated works.

Drawing Nos: 19K2.EX.0001, 19K2.EX.0002, 19K2.EX.2000, 19K2.EX.2001, 19K2.EX.2002, 19K2.EX.1000 Rev 02, 19K2.EX.1000B Rev 01, 19K2.EX.3000 Rev 01, 19K2.LO.2000 Rev 02, 19K2.LO.2001 Rev 02, 19K2.LO.2002 Rev 02, 19K2.LO.1000 Rev 03, 19K2.LO.1000B rev 02, 19K2.LO.3000 Rev 02, 19K2.SH.6000, 19K2.LO.000B, Planning, Design and Access Statement, Operational Management and Transport Statement by ipa architects dated August 2020 and Arboricultural Impact Assessment by Barton Hyett Associates dated March 2020

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:

Drawing Nos: 19K2.EX.0001, 19K2.EX.0002, 19K2.EX.2000, 19K2.EX.2001, 19K2.EX.2002, 19K2.EX.1000 Rev 02, 19K2.EX.1000B Rev 01, 19K2.EX.3000 Rev 01, 19K2.LO.2000 Rev 02, 19K2.LO.2001 Rev 02, 19K2.LO.2002 Rev 02, 19K2.LO.1000 Rev 03, 19K2.LO.1000B rev 02, 19K2.LO.3000 Rev 02, 19K2.SH.6000, 19K2.LO.000B, Planning, Design and Access Statement, Operational Management and Transport Statement by ipa architects dated August 2020 and Arboricultural Impact Assessment by Barton Hyett Associates dated March 2020

Reason:

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

- 4 Relevant part of the works shall not take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the hereby approved use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of the relevant works, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of the hereby approved use, details of the 2nos. long-stay cycle parking spaces in the hotel basement and 26nos. short-stay cycle parking spaces in the hotel basement parking entry shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the hereby approved use, and permanently retained thereafter.

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.

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 Reasons for granting permission:

The proposal converts the currently underused director's offices and store rooms on ground and basement floor level into a restaurant and would not reduce the number of guest bedrooms provided by the hotel. Furthermore, the application site is located in the Holborn growth area in central London which is served by a wide range of tourist accommodation and would compensate the loss of the existing hotel space, in line with policy E3. The new restaurant would operate in conjunction to the hotel and open to both the public and hotel guests.

The restaurant would create 16 new full time jobs and 5 new part time jobs

over the existing 43 hotel staff which is in line with policies E1 and E2.

The proposal includes the replacement of existing ground floor windows with darkwood timber windows to match original and infill of a lightwell with slab to provide additional WCs on basement level and associated minor works on the eastern elevation and lowering of a ground floor window cill to form a new door, removal of existing heating oil filling point and extension of low wall and balustrade on the southern elevation. Overall, the proposed alterations would improve the character and appearance of the host building, streetscene and the conservation area. Therefore, the proposed alterations are considered acceptable in design and heritage terms.

The proposal also includes alterations to the existing planters in the garden and planting of new trees and changes to the hard landscaping to create an access into the space from the main building. No trees are proposed to be removed. The planters in which the existing trees are growing are highly likely to have contained the roots of the trees and as such the impact of the scheme on the trees to be retained is considered to be of an acceptable level. The new trees would be highly visible from the public realm and will enhance the character and appearance of the locality and conservation area. Conditions have been attached to secure tree protection and landscape details.

Special attention has been paid to the desirability of preserving or enhancing the character or 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 2013.

The proposal includes the provision of 2 long-stay cycle parking spaces at the hotel basement and 13 Sheffield stands to provide 26 additional short-stay cycle parking spaces adjacent to the basement parking entry. These are considered acceptable and details of these would be secured by condition. Whilst the staff numbers triggers the requirements for a travel plan, an operational management and transport statement was provided and reviewed by the Council's Transport Officer where no specific problems were identified. Thus, it is not considered a workplace travel plan is necessary on this occasion.

The proposed restaurant sits at the quiet south-eastern corner of the hotel near the Queen's Square and within a mix of residential, office and institutional uses. Due to its nature, the proposed development is not considered to cause harm to the amenity of the neighbouring occupiers by way of overlooking, loss of daylight or outlook.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, E1, E2, E3, T1, T2, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 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 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.

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