

Application ref: 2020/3107/P
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Date: 7 April 2022

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Centro Planning Consultancy
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:

112A Great Russell Street
London
WC1B 3NP

Proposal:

Variation of conditions 2 (approved plans), 3 (air quality), 6 (cycle storage), 9 (noise), 10 (drainage) and 14 (hotel bedroom number) of planning permission ref: 2015/3605/P allowed at appeal ref: APP/X5210/W/16/3147078 dated 04/10/2016, as amended by 2020/1438/P dated 01/06/2020, for 'Change of use of part ground floor and basement levels -4 and -5 from Car Park (sui generis) to hotel (Class C1), including alterations to openings, walls and fascia on ground floor elevations on Great Russell Street and Adeline Place', namely to: increase the number of hotel bedrooms from 166 to 208 with associated internal and external alterations on ground floor elevations on Great Russell Street and Adeline Place.

Drawing Nos: Revised Drawings: Site location plan; GRS-0101 P6; GRS-0102 P2; GRS-0104 P3; GRS-0105 P2; GRS-0152 P2; GRS-0153 P2; GRS-0154 P2; GRS-0170 P2; GRS-0171P2; GRS-0103 P5; W602-MYC-00-00-DR-ME-5921; W602-MYC-00-00-DR-ME-5924-Rev R3; Drainage Drawings (W602-MYC-) 00-B4-DR-PH-5201 R1, 00-B5-DR-PH-5201 R1, B5-DR-PH-5203 R2, B5-DR-PH-5204 R4, 00-00-DR-ME-52YY R2.

Air Quality Assessment by Hawkins Environmental dated 01 May 2020; Concept Fire Strategy Report by FDS consult dated 1 July 2020; Covering Letter by Centro Planning Consultancy dated 13 July 2020; Energy Strategy Report by Syntegra dated 17 April 2020; Hotel Management Plan by Criterion Capital, dated June 2020; Mechanical Drawings, by MY Construction dated 26 June 2020; Noise Assessment by Hawkins Environmental dated 12 May 2020; Planning and Design Statement by Centro Planning Consultancy dated 13 July 2020; Pre Completion Sustainability Proforma by Syntegra dated 17 April 2020;

Service Management Plan by Criterion Capital dated June 2020; Transport Assessment by TPP dated May 2020; Travel Plan by TPP dated May 2020; Thames Water letter dated 20-08-18; Drainage Strategy by MY Construction dated 20 April 2020; Drainage Update Technical Note by MY Construction dated 14 August 2020.

Superseded Drawings: 2897/P/11F, 2897/P/12C, 2897/P/13C, 2897/P/14D, 2897/P/15G, 2897/P/16G, 2897/P/17D, 2897/P/18C, 2897/P/19B, 2897/P/31, 2897/P/32, DMWR/A3/3233/PL-00300revP1

Air Quality Assessment by Hoare Lea dated 22 May 2015; Revised BREEAM Pre-assessment report dated Sep 2015; Draft Construction Management Plan by SISK; Draft Hotel Management Plan by Criterion Capital; Revised Design and Access Statement by Proun dated Aug 2015; Basement Impact Assessment v2 by Pinnacle; Planning Statement by Bilfinger GVA; Transport Statement by TPP; Noise Impact Assessment v9 by Hawkins; Fire Safety Overview by FDS Consult; Energy Strategy and BREEAM Pre-assessment rev.B by Hoare Lee dated May 2015.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed increase in hotel bedrooms and associated reduction in communal and back of house space, including the reduced number of customer lifts, would result in the provision of poor quality visitor accommodation which fails to meet an acceptable standard of accessible and inclusive design contrary to policies C6 (Access for all) and D1 (Design) of the Camden Local Plan 2017.
- 2 The proposed increase in hotel bedrooms and associated reduction in back of house space by reason of increased levels of activity from servicing, some of which may have to take place on-street, an increased number of customers/guests and additional plant equipment would result in noise, disturbance and obstruction which would have an unacceptable impact on local amenity, contrary to policies A1 (Managing the impact of development), E3 (Tourism), T1 (Prioritising walking, cycling and public transport) and A4 (noise and vibration) of the Camden Local Plan 2017.
- 3 The proposed development in the absence of a Section 106 deed of variation to link this application to the parent permission's (Ref: 2015/3605/P) Unilateral Undertaking dated 13/10/2016, and including additional employment and training provisions, would fail to take account of its increased demands and impacts on the local and wider area and its population contrary to policies A1 (Managing the impact of development), E1 (economic development), E3 (tourism), CC1 (climate change mitigation), CC2 (adapting to climate change), T2 (parking and car-free development), T4 (sustainable movement of goods and materials) and DM1 (delivery and monitoring) of the Camden Local Plan 2017.

Informative(s):

- 1 The applicant is advised that the unauthorised works of conversion in respect of the internal parts of the underground hotel, namely in provision of a greater number of

hotel bedrooms and reduced back of house space together with the additional plant, would be the subject of enforcement action by the Council in the event that the hotel went on to become occupied in this form.

- 2 Reason for refusal 3 would be withdrawn as part of an appeal process should the appellant conclude a Section 106 agreement to the satisfaction of the Council.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer