

Delegated Report		Analysis sheet		Expiry Date:		06/03/2012	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Victoria Pound				2011/6439/P			
Application Address				Drawing Numbers			
Africa House 64-78 Kingsway London WC2B 6AH				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Samples required by condition 2 of Planning Permission Ref 2008/5547/P dated 31/03/2009 for amendments to planning permission 2007/4108/P, dated 09/11/2007, for refurbishment of building including erection of new roof extension and rear extension to provide additional office space (Use Class B1), works to office core and lightwell and reversion of entire third floor to office use from part office/part D1 education use. Revisions include alterations to the rear (Gate Street) façade, roof level plant and front (Kingsway) elevation entrance.							
Recommendation(s):		Approve details.					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		n/a					
CAAC/Local groups* comments: <small>*Please Specify</small>		n/a					

Site Description

Grade II listed office building with retail at ground level, dating from 1921-22 by Trehearne and Norman. Portland stone in giant Doric order. In the Kingsway Conservation Area. One of the last purpose-built office buildings to be erected on the Kingsway, following the road widening improvements undertaken in the late C19.

Relevant History

Planning permission and listed building consent granted 9 November 2007 for *Refurbishment of building including erection of new roof extension and rear extension, works to entrance hall and reception area, works to office core and lightwell, opening up of floorplates, replacement of existing windows and cleaning of frontage.*

2007 consents amended 31 March 2009 (2008/5547/P & 2008/5551/L): *Amendments to listed building consent 2007/4111/L, dated 09/11/2007, for refurbishment of building including erection of new roof extension and rear extension, works to entrance hall and reception area, works to office core and lightwell, opening up of floorplates, replacement of existing windows and cleaning of frontage. Revisions include works to the entrance hall at ground floor level and other internal alterations.*

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Assessment

Where new or replacement facing stonework is required, samples have been provided in accordance with the requirements of condition 2.

A number of Portland stone samples were viewed on site against the existing cleaned stonework, and the most appropriate match in terms of colour and texture was chosen. A range of larger sample panels from the same quarried bed were then provided, in order to give a clear indication of the natural variety within the material.

A Portland Fancy Beach Whitbed was selected and is considered to represent an appropriate colour and textural match which will preserve the appearance and special architectural and historic interest of the building, and the character and appearance of the conservation area. Accordingly it is recommended that the condition is discharged.

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