

Officer: Andrew Anderson

Application Number :

(A) PS9704460

(Bi) PS9704664 (Bii) LS9704665

Address:

(A) Keeley House, Keeley Street, WC2

(Bi and Bii) 65 Kingsway, WC2.

Proposal:

(A) Demolition of existing educational buildings to provide a new single education building for the City Lit.

(Bi and Bii) Removal of bronze anodised aluminium windows, infilling of old window apertures with yellow stock bricks and rendered masonry to match existing surrounds.

Drawing Numbers:

(A) 175-PP-001, 002, 003, 004, 005, 006 and 007.

(Bi and Bii) 9791/L.001 and 002

RECOMMENDATION SUMMARY:

(A) FPC

(Bi) FP (Bii) LACC

OFFICER REPORT:

1. SITE

1.1 This report considers two related proposals on adjoining sites. The first application site (A) is bordered to the south-east by Keeley Street, to the north-west by Wild Court and to the south by Wild Street. It abuts the rear of Kodak House (65 Kingsway) (grade II listed building), which is the second application site (B), to the north-east which is a nine storey office building with a frontage on to Kingsway. The other neighbouring buildings are the Masonic Temple to the north-west,

the Peabody Housing Estate to the south-west and CAA House, a 16 storey round tower to the east.

1.2 The site comprises some 1,400sqm (0.14 hectare) and houses one of the City Literary Insistute's adult education colleges. There are three buildings on the site, with the main seven storey building located in the centre, an annexe to the south-west (no.9 Wild Street) and a single storey wooden building to the north-eastern end of the site. No. 65 Kingsway lies within the southern boundary of Kingsway conservation area, whilst Keeley House lies outside the boundary line.

2. PROPOSAL

(A)

2.1 The applicant is the City Lit, a significant provider of adult education. It also has the reputation for its works with deaf people.

2.2 Planning permission is sought to demolish the existing buildings and to erect a seven storey building covering the whole site. The building would connect with the party wall of Kodak House and would terminate to the south with a smaller theatre building fronting Wild Street.

2.3 The lower two storeys are set back from the Keeley Street building line. The ground floor houses the social spaces for the building i.e. foyer, cafeterias and meeting areas, whilst the first floor provides the learning resource centre. The basement houses all the studios for the Performing Art Department. The middle section, consisting of the second to fifth floors, contains the main teaching spaces for Humanities and visual art studios. The sixth floor houses the Music Department.

2.4 The end section of the building fronting Wild Street is four storeys and houses a series of auditoria which include the public performance spaces for the City Lit, the theatre, recital room and the dance studio.

2.5 The Keeley Street elevation on the main part of the building would have a high degree of fenestration. Horizontally mounted louvres would be erected to the second to fifth floors. The upper floors would have large window areas. The elevation facing the Masonic Temple would consist of windows set into a masonry wall. The fourth floor is set back to mirror the principal cornice of the building opposite and creates a roof terrace. The southern section of the building is surrounded by a solid masonry wall with windows on the south, east and west elevations.

(B)

2.6 Planning permission and listed building consent are sought to remove the bronze anodised windows on the west facing wall of 65 Kingsway, and to infill the window apertures with yellow stock brick and rendered masonry to match the existing surrounds. These two applications are related to the City Lit proposal in that they are needed for the City Lit to be able to redevelop the site. The windows are at first to fifth floors. This wall would form the north-western party wall of the proposed development by City Lit at Keeley Street, outlined in (A) above.

3. RELEVANT HISTORY

(A)

3.1 There is no relevant planning history.

(B)

3.2 Listed building consent was granted in 1995 for internal alterations to the ground floor.

4. RELEVANT POLICIES

Camden Borough Plan 1987

4.1 Policy UD2 seeks to ensure that new development is of a good standard of design, sensitive to and compatible with the scale and character of the existing surrounding environment. Policy UD22 seeks to ensure that proposed developments give adequate access to archaeological remains. Policy UD11 aims to retain, conserve and enhance areas and individual buildings of architectural quality or character. Policies ED7, ED8 and ED9 gives priority to the expansion of further and higher education uses on their exiting sites and to resist their expansion on to other sites.

Unitary Development Plan

4.2 The Inspector's report on the Public Local Inquiry into objections to the Deposit Draft Unitary Development Plan was published in January 1997. Over the coming months the Council will be considering the report's findings and preparing modifications to the draft UDP which will then be formally agreed at committee and published for statutory consultation. In the meantime, the Inspector's report constitutes a material planning consideration to be taken into account alongside the Council's draft UDP policies and the policies contained within the statutory Borough Plan.

4.3 Policy EN16 seeks to achieve a high standard design in all developments. Policy EN26 aims to ensure that developments respect building lines, building heights and characteristic plot widths in the street. Policy EN33, EN35, EN46 and EN47 seeks to ensure that development proposals in conservation areas or to listed buildings preserve and enhance their character and appearance. Policy EN44 states that development within the vicinity of a listed building which does not preserve its setting should not be permitted. Policies EN48 and EN49 seeks to preserve the most important archaeological remains and their setting in situ.

4.4 Policies SC11 and SC14 states that the Council would normally grant permission for the development of new further and higher education facilities provided there is no loss in residential and no adverse impact on adjacent buildings.

4.5 The Inspector's report recommends the rewording of policies EN16, EN26 and EN33 and the deletion of EN35 (duplicates much of EN33). It also recommends the deletion of EN46 and the rewording of EN47 and the deletion of policy SC14 and its amalgamation with policy SC11.

5. CONSULTATIONS

(A)

5.1 Statutory Consultee Comments

With respect to the impact of the proposal on the adjacent listed

building, English Heritage does not wish to make representations on this application. In respect to their capacity as archaeological advisors to the Borough, the site lies in an area designated as an Archaeological Priority Area which is considered to be of national importance. The archaeological assessment report submitted is satisfactory and a condition has been recommended to ensure that prior to works commencing on site a detailed design and method statement of the foundation is submitted and approved by the Council.

5.2 Conservation Area Advisory Committee Comments

The Covent Garden Community Association considers the redevelopment acceptable in principle. However, the building locates the performance and the main public facilities at the Wild Street end of the site, nearest to the Peabody estate. The building would not be air conditioned and would rely on natural ventilation and consequently noise will escape from the site. These facilities should be moved to the eastern part of the site. The applicant should enter into a legal agreement to ensure that monthly meetings are held to avoid noise and disturbance during the construction process.

5.3 Local Group comments

The Wild Street Tenants Association have no objection to the application in principle, however, are concerned about potential loud noise from the music rooms and additional traffic generation. Concern has also been expressed about noise and disturbance during the construction process.

5.4 Adjoining Occupiers	Number Notified	15
	Replies Received	04
	Objections	04
	In support	00

5.5 Four letters have been received objecting to the proposal on the following grounds.

i. The proposal would result in the transmission of noise through the party wall and details of sound insulation should be submitted prior to planning permission being approved.

ii. It would obstruct day light to the west party wall to no.65 Kingsway and CAA House to the east.

iii. The construction work would be disruptive.

5.6 The City of Westminster has been consulted, however, no reply has been received.

(Bi and Bii)

5.7 Statutory Consultee Comments

English Heritage has given flexible authorization.

5.8 Adjoining Occupiers	Number Notified	02
	Replies Received	02
	Objections	00
	In support	00

5.9 Two objection letters have been submitted on the grounds that the windows provide the sole source of light to cellular offices. Furthermore, some of the offices have been recently refurbished at considerable expense to take account of these windows.

6. ASSESSMENT

(A) The City Lit Redevelopment.

6.1 Keeley Street is one of the three locations over which the City Lit is spread, the others being in nearby Stukeley Street and at Bolt Court. This application seeks to unify their organisation into a single building in order to provide a complete range of courses from a single focal point. The applicant claims that the buildings have been adapted as far as they can to suit the wide variety of circumstances that the courses provide. At present facilities for the deaf and access for the disabled is inadequate.

Design Considerations

6.2 The proposed building would not be in a conservation area, however would adjoin Kodak House, a grade II listed building. The proposed building would occupy the entire site and takes its mass and principal divisions of storey heights from the adjoining building. Details of the elevations are contained within paragraph 2.4. The scale of the proposal and its relationship with the adjacent Kodak building in terms of the location and size of the windows, doors, floor heights and other identifiable points are considered satisfactory. The buildings in the locality have a variety of architectural styles. The proposed development would have regard to the features of these existing neighbouring buildings. A condition is recommended requiring the submission of further elevational details.

6.3 With respect to the bulk and massing of the proposal and its relationship with surrounding buildings, the Masonic Temple is a two/three storey building but with large floor to ceiling heights. It would be approximately a storey lower than the building proposed. The Peabody housing estate comprises a six storey building fronting Wild Street. The section of the building proposed fronting Wild Street would have four storeys and therefore the bulk would appear subservient to the adjacent Peabody building. CAA House is a sixteen storey tower and is significantly higher than the proposal. Based on the above it is considered that the form, height and bulk of the building proposed is satisfactory in relation to the surrounding buildings. Its proposed elevations are to be largely reserved for later consideration but the principle of a modern glazed approach is considered acceptable in this location.

Land Use

6.4 The site has an existing educational use and it is the intention to continue this, albeit on a larger scale. Policies SC11 and SC14 consider the extension of existing higher education facilities acceptable providing there is no loss of residential land or open space, nor any significant impact on the local amenity, environment and transport. The proposal would not result in the loss of residential floorspace or open space.

6.5 The proposed building would not have an adverse impact on the adjacent buildings by way of overlooking or loss of light. The nearest building, the Masonic Temple, has obscured glazed windows on the east facing elevation and thus no overlooking would result. The existing buildings on the application site partially obstructs sunlight and daylight to these windows, however, the present situation would not be exacerbated as the upper floors of the proposal are to be set back. Furthermore, this building has a central light well area providing additional illumination. With regard to Kodak House, permission is sought to block the windows on the south-east facing elevation (see paragraph 6.10). No loss of light or overlooking to the residential properties on the

opposite side of Wild Street is envisaged in view of their distance from the proposal.

6.6 The present Music Department is situated on Wild Street and suffers greatly from traffic noise generally along this street. The applicant states that in locating the performance spaces at the Wild Street end there will be as much concern to keep the ambient noise out as there will be to keep sounds of the performance in. This would also apply to the north-west end abutting 65 Kingsway. In order to prevent the transmission of sound to the adjacent buildings, the Wild Street section of the building would be mechanically ventilated and the north-west perimeter enclosure would be wholly separate from no. 65 Kingsway. A condition has, however, been recommended requiring the submission of an acoustic report before the development is commenced.

Archaeological Remains

6.6 An archaeological assessment report has been submitted which shows that important Anglo-Saxon archaeological remains are likely to be present on the site. However, below the present main building it is unlikely that they have survived in sufficiently good condition to merit their preservation *in situ*. A further archaeological evaluation will be required to establish the need for preservation and/or full excavation of any remains that may be present and a condition has been recommended to this end. Drawing no. 175-PP-002 shows the basement of the proposal covering the whole site. The architect has confirmed in writing that this is indicative only. The size and location of the basement is dependent on further evaluation of the archaeological remains. If substantial remains are found over the site a double basement below the existing main building is likely.

Parking and Traffic Generation

6.7 The service bays would accommodate goods deliveries for the institute in two bays. There would be no car parking, however, the applicant has agreed in writing to provide adequate cycle provision and will also consider a further designated area for visitor cycle parking. The application site is in an area of high public transport accessibility and it is envisaged that many of the students would use this transport or cycle, thus keeping traffic generation to a minimum.

Objections

6.8 With regard to the objections raised these were received by occupants of Kodak House and have been mainly covered in the paragraphs above. The architect has recommended to their clients that a legal agreement should be entered into to monitor the noise and disturbance from the development.

(Bi and Bii) Alterations to Kodak House

6.9 The blocking up of these windows is being proposed concurrently with the above application to build the adjoining unlisted building, outside the conservation area, on the City Literary Institute site. The building proposed would be similar in height to Kodak House and would come up to the boundary. The windows were not part of the original design and are not specifically mentioned in any authorisation on the statutory register. It is probable that they were installed at the time of the roof extension being carried out. There is consequently no listed building objection to them being bricked up. From the point of view of the setting of the listed, a rebuild of the City Literary Institute to link up with this party wall end of Kodak

House, in officers opinion, would be an enhancement.

6.10 With regard to the objection, the windows on the west elevation are not the sole source of light to the offices and there are windows on the other elevations. The proposal would, however, require the internal layout to be altered if the occupiers wished to take advantage of the windows on the other elevations. This aside, these windows exist only because City Lit have granted them a licence. The wording of the licence allows the City Lit to terminate this arrangement at any time, subject to the requisite notice being given.

7. LEGAL COMMENTS

7.1 The Borough Solicitor's comments have been incorporated into the report.

8. RECOMMENDATION

(A)

8.1 That planning permission be approved subject to the satisfactory completion of a legal agreement to secure the following:

i. To establish an informal working group comprising officers from the Council and residents associations to discuss, liaise and where appropriate advise on any issues relating to good working practices to cover the environmental impact of the construction activity.

and subject to:

Condition

1.The details of the elevations and facing materials to be used on the building shall not be otherwise than shall have been submitted to and approved by the Council before any work on the site is commenced.(CD01)

2.Details of the proposed roof plant shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.(CD08)

3. A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on north-west elevation prior to commencement of use of the roof terrace and shall be retained thereafter.(CD11)

4.No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.(CG02)

5. Before the use commences, additional sound insulation shall be provided for the building in accordance with a scheme to be approved by the Council to ensure that the use can be accommodated without detriment to the amenity of surrounding premises by reason of noise.(CG03)

6. No music shall be played on the premises in such a way as to be audible within any neighbouring residential accommodation.(CG04)

7. The use hereby permitted shall not begin until full

details of the scheme for the ventilation of and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant have been submitted to and approved by the Council and the development shall not be carried out otherwise than in accordance with any approval given.(CG15)

8. Before the use commences, details of the method of storage and waste removal shall be submitted to and approved by the Council and the approved method shall thereafter be maintained.(CG20)

9. The areas shown on the approved drawings as parking, access, loading and manoeuvring areas shall be provided and shall not be used other than for the purposes shown.(CH04)

10. Before the development hereby approved commences, details of cycle parking should be submitted to and be approved by the local planning authority.

11. Details of the provision for access for disabled persons in compliance with the provisions of Section 4 of the Chronically & Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987) shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced.(CJ01)

12. No work shall take place on site until a detailed design and method statement for the foundation design, location of the basement accommodation (shown for indicative purposes as a single level over the whole site on drawing no. 175-PP-002), and all new groundwork has been submitted to and approved by the Council. The development shall only take place in accordance with the detailed scheme approved agreed pursuant to this condition.(CK03)

13.No development shall take place until the applicant has secured the implementation of a programme of archeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.(CK01)

14. A method statement, including details of the access/ egress for construction vehicles, in respect of the works of demolition which are approved concurrently as part of the scheme for which planning permission is hereby granted and the construction of all new buildings shall be submitted to and approved by the Council, following consultation with local residents, before any works start on site.

Reasons for Conditions

1. and 2. To ensure that the Council may be satisfied with the external appearance of the building.(DD01)

3. In order to prevent unreasonable overlooking of neighbouring premises. (DD07)

4. to 8. To safeguard the amenities of the adjoining premises and the area generally.(DG01)

9. and 10. To ensure the availability of the facilities in accordance with the approved scheme and the applicant's letter

dated 26.8.97.(DH04)

11. In order to ensure compliance with the terms of the Act
ar ' Regulations.(DJ01)

12. Archaeological remains worthy of preservation *in situ* may be present in areas of the site not affected by the present main building. If this is shown to be the case by archaeological evaluation (which would be undertaken in partial fulfilment of condition no.12.), it may be necessary to provide the indicated area of basement accommodation at basement and sub-basement levels in a position centred on the location of present main building, or other such location as may be appropriate, in order to minimise disturbance to important archaeological remains.

13.Important archeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archeological investigation and the subsequent recording of the remains prior to development.(DK03)

14. To avoid obstruction of the surrounding street and to safeguard the amenity of adjacent premises.

(Bi)

That planning permission be granted.

(Bii)

That listed building consent be granted subject to the following conditions.

Condition(s)

1. The works hereby approved are only those specifically indicated on the drawing(s) referred to above.(CL07)

2. All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.(CL01)

Reasons for Conditions

1. and 2. In order to safeguard the special architectural and historic interest of the building.(DL01)