

<b>Address:</b>	65 Kingsway London WC2B 6TD		<b>15</b>
<b>Application Number:</b>	2015/4096/P	<b>Officer: Kate Phillips</b>	
<b>Ward:</b>	Holborn & Covent Garden		
<b>Date Received:</b>	17/07/2015		
<b>Proposal: Change of use of part of ground floor from office use (Class B1a) to retail use (Class A1) and change of use of part of the basement from office use (Class B1a) to a mixed use of retail (Class A1), restaurant/cafe (Class A3), drinking establishment (Class A4) and assembly and leisure (Class D2); reinstatement of external door on south-east corner of building; provision of new entrance to basement on Keeley Street elevation; and associated works</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers</b> 3017-00001; 3017-04000 Rev. A; 3017-04600 Rev. A; 3017-04701 Rev. A; 3017-04702 Rev. A; 3017-04703 Rev. A; 3017-05605; 3017-05701; 3017-05702; 3017-05005 Rev. B; 3017-05703 Rev. B; 3017-05004 Rev. A; 3017-05604 Rev. A.			
<b>RECOMMENDATION SUMMARY:</b> Grant conditional planning permission			
<b>Related application Date Received:</b>	17/07/2015		
<b>Application Reference</b>	2015/4654/L	<b>16</b>	
<b>Proposal: Reinstatement of external door on south-east corner of building; provision of new entrance to basement on Keeley Street elevation and internal alterations in association with a change of use of part of ground floor and part of basement</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers</b> 3017-00001; 3017-04000 Rev. A; 3017-04600 Rev. A; 3017-04701 Rev. A; 3017-04702 Rev. A; 3017-04703 Rev. A; 3017-05605; 3017-05701; 3017-05702; 3017-05005 Rev. B; 3017-05703 Rev. B; 3017-05004 Rev. A; 3017-05604 Rev. A.			
<b>RECOMMENDATION SUMMARY:</b> Grant conditional listed building consent			
<b>Applicant:</b>		<b>Agent:</b>	
Dr Louai Alassar c/o TTSP 90-98 Goswell Road London EC1V 7RD		TTSP 90-98 Goswell Road London EC1V 7RD	

## ANALYSIS INFORMATION

### Land Use Details:

	Use	Use Description	Floorspace
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	Class	
Existing	<i>B1a Business – Office</i> <i>Basement (ancillary space)</i>	<i>189 m<sup>2</sup></i> <i>615 m<sup>2</sup></i>
Proposed	<i>A1 Shop</i> <i>A3 Restaurants and Cafes</i> <i>A4 Drinking establishments</i> <i>D2 Assembly and Leisure</i>	<i>189 m<sup>2</sup></i> <i>(ground floor)</i> <i>615 m<sup>2</sup></i> <i>(mixed in basement)</i>

## **OFFICERS' REPORT**

**Reason for Referral to Committee: Development involving the change of use, the creation of or significant extension to the floor space or hours of operation of a Class A3, A4 or A5 use.**

### **1. SITE**

- 1.1 No. 65 Kingsway is a 6 storey office block with a basement and attic storey on the western side of Kingsway, between Wild Court and Keeley Street (approximately half way between High Holborn and Aldwych).
- 1.2 The building is Grade II listed and is a purpose-built office block dating from c1911. It was originally built for Kodak.
- 1.3 There is a retail unit at the north-west corner of the ground floor of the building (currently occupied by Eton, a clothes shop). This application relates to the south-west corner of the ground floor and part of the basement of the building.
- 1.4 The application site is located within the Kingsway Conservation Area. The application site also forms part of the Holborn Central London Frontage and is designated as a secondary frontage

### **2. THE PROPOSAL**

#### **Original**

- 2.1 The proposal is for a change of use of part of the ground floor from office use (Class B1a) to retail use (Class A1) and a change of use of part of the basement from ancillary office use (Class B1a) to a mixed use of retail (Class A1), restaurant/cafe (Class A3), drinking establishment (Class A4) and assembly and leisure (Class D2); and associated internal alterations.
- 2.2 The works involve the reinstatement of an external door on the south-east corner of the building to allow access to the ground floor retail unit and the provision of a new external entrance to the basement on the Keeley Street elevation.
- 2.3 The works also involve some internal demolition and infill works at the ground floor and basement level.
- 2.4 This application relates to 189 square metres of floor space at the ground level and 615 square metres of floor space in the basement.

#### **Revisions**

- 2.5 The original application proposed a mixed use of retail (Class A1), restaurant/cafe (Class A3) and assembly and leisure (Class D2) at both ground and basement level. This application now proposes retail use (Class A1) at the ground level and a mix of retail (Class A1), restaurant/cafe (Class A3), drinking establishment (Class A4) and assembly and leisure (Class D2) in the basement.

2.6 The design of the new external entrance on the Keeley Street elevation has been amended during the course of the application to include a central stone transom.

### 3. **RELEVANT HISTORY**

3.1 2015/2748/L - Internal refurbishment of existing offices at basement, ground, first and second floors. – Granted 15-07-2015

3.2 2011/5860/P - Installation of louvre grille to the fanlight of front entrance doors at ground floor level Wild Court, retail unit (Class A1) - Granted 06-02-2012

3.3 2011/5855/L - Works in association with the installation of louvre grille to the fanlight of front entrance doors at ground floor level Wild Court, retail unit (Class A1) - Granted 06-02-2012

3.4 2010/4844/P - Retention of 3 x air-conditioning condenser units, and associated pipe work, to roof of office building (Class B1) - Granted 14-12-2010

3.5 2010/0797/L - Installation of 3 x air conditioning condenser units to existing roof, including additional service runs within the 6th and 7th floor levels - Granted 03-08-2010

3.6 2010/0795/P - Installation of 3 x air conditioning condenser units to roof of office building (Class B1) - Refused 03-08-2010

3.7 P15/3/C/HB2984(R2) - The display of an externally illuminated sign at the southern and of the ground floor shop frontage - Listed Building Consent 07-03-1983

3.8 PS9704664 - Removal of bronze anodised aluminium windows, infilling of old window apertures with yellow stock bricks and rendered masonry to match existing surrounds – Granted 11-09-1997

3.9 8600977 - The erection of an additional floor at 7th floor level and its use for offices - Granted 14-08-1986

3.10 8600847 - Conversion of a loading bay into office accommodation and the re siting of an existing shop unit – Granted 30-07-1986

### 4. **CONSULTATIONS**

#### **Statutory Consultees**

4.1 None

#### **Kingsway Conservation Area Advisory Committee**

4.2 No comments received.

#### **Local Groups**

#### **Covent Garden Community Association**

4.3 The following comments were made:

- Granting the applicant permission to potentially change use at some point in the future without the need to apply for planning permission or consult with neighbouring residents at that time effectively removes this premise from planning control.
- The CGCA does not object to permission for A1 use. However, the applicant has not provided sufficient information, including plans for A3 and D2 use.
- The impacts on local residents of A1, A3 and D2 use vary significantly, such as with noise and disturbance, odours, and servicing and delivery needs.
- The CGCA questions how affected residents can raise their concerns and be consulted on such changes if there is no planning application on which to consult.
- How can Camden enforce its policies or respond to a complaint when an applicant has such wide leeway in regards to the type of development permitted at any time?
- Keeley Street, which is proposed for servicing, is one way westbound and traffic using it will pass a large number of residents when leaving, thus servicing hours must be limited to 08:00-20:00 daily to avoid disturbing residential amenity.

### **Adjoining Occupiers**

<i>Number of letters sent</i>	52	
<i>Total number of responses received</i>	0	
<i>Number in support</i>	0	
<i>Number of objections</i>	0	

- 4.4 For the planning application, a site notice was displayed on 18/09/2015 (consultation expiry date 09/10/2015) and a press notice was displayed on 24/09/2015 (consultation expiry date 15/10/2015). No comments were received.
- 4.5 For the listed building consent application, a site notice was displayed on 02/10/2015 (consultation expiry date 23/09/2015) and a press notice was displayed on 24/09/2015 (consultation expiry date 15/10/2015). No comments were received.

## **5. POLICIES**

### **5.1 National Planning Policy Framework (NPPF) 2012**

### **5.2 London Plan (consolidated with alterations since 2011)**

### **5.3 LDF Core Strategy and Development Policies**

#### LDF Core Strategy

CS1 Distribution of growth

CS2 Growth areas

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centres and shops

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

#### LDF Development Policies

DP1 Location and management of Camden's growth  
DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses  
DP13 Employment sites and premises  
DP15 Community and leisure uses  
DP16 The transport implications of development  
DP17 Walking, cycling and public transport  
DP20 Movement of goods and materials  
DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP28 Noise and vibration  
DP29 Improving Access  
DP30 Shopfronts

#### 5.4 **Supplementary Planning Policies**

##### Camden Planning Guidance (CPG)

CPG1 Design (2015)

CPG5 Town Centres, Retail & Employment (September 2013)

CPG6 Amenity (2011)

CPG7 Transport (2011)

CPG8 Planning Obligations (2015)

#### 5.5 **Kingsway Conservation Area Statement (2001)**

### 6. **ASSESSMENT**

6.1 The principal consideration material to the determination of this application are summarised as follows:

- The principle of development
- Heritage and design considerations
- Impact on the residential amenity of nearby and neighbouring residential properties
- Transport considerations
- Improving access

#### **The principle of development**

- 6.2 The application site forms part of the Holborn Central London Frontage and is designated as a secondary frontage. Paragraph 4.7 of CPG5 (Town Centres, Retail and Employment) notes that in the Central London Frontages, where there are ground floor offices or other uses that do not contribute to the character and function of the frontage, planning permission will be granted for the creation of new shop premises or other appropriate uses. The office unit is currently vacant.
- 6.3 The original application proposed a mixed use of retail (Class A1), restaurant/cafe (Class A3) and assembly and leisure (Class D2) at both ground and basement level. The Central London Frontages are considered generally appropriate locations for new food, drink and entertainment uses, because they have good public transport provision (including late-night services) and are busy, commercial

streets with limited residential development. However, this needs to be balanced with the need to protect their retail functions and protect the amenity of those who live in the area. CPG5 notes that, on Kingsway (south of Gate Street), planning permission for food, drink and entertainment uses will only be granted if it does not exceed the maximum of 40% of premises being in that use within each frontage, in order to protect the character, function, vitality and viability of the frontage. The original proposal would have contravened the 40% rule. As a result, the proposal has been amended so that the ground floor would be solely retail (Class A1) use, to accord with the Council's planning guidance.

- 6.4 Policy DP13 generally resists the loss of office space without justification. In this instance the loss of the small area of ground floor office space would be within the context of retained office provision of the upper floors. It would retain an employment use at ground floor and would provide a more town-centre compatible activity at street level in the form of a retail unit. The loss of the office space is therefore not resisted. There are no specific policies within the LDF that seek to protect uses at basement level. Nevertheless, A1, A3, A4 and D2 uses represent appropriate town centre uses and the principle of development is therefore considered to be acceptable, subject to the detailed considerations below.

### **Impact on the residential amenity of nearby and neighbouring residential properties**

- 6.5 Policy DP12 notes that the Council will ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the amenity of neighbours. DP12 (b) notes that the Council will consider the cumulative impact of food, drink and entertainment uses, taking into account the number and distribution of existing uses and non-implemented planning permissions, and any record of harm caused by such uses; and DP12 (c) notes that the Council will consider the impact on nearby residential uses and any prejudice to future residential development.
- 6.6 There are no residential properties within the application building, nor any of the adjoining buildings. Nevertheless, there are residential properties in the wider area, such as on the other side of Kingsway and on Wild Street. The application building is located between an office block (the Civil Aviation Authority's building at Nos. 45 to 59 Kingsway) and a restaurant (Belgo at No. 67 Kingsway). To the rear, on Keeley Street, is The City Literary Institute. Within the application building itself, a clothes shop (Eton) occupies the other half of the ground floor and there are offices to the rear and on the upper floors.
- 6.7 This proposal seeks permission for a retail use (Class A1) at the ground floor level and a mixed use of retail (Class A1), restaurant/cafe (Class A3), drinking establishment (Class A4) and assembly and leisure (Class D2) at the basement level. If the application is allowed, this would give flexibility to the owner of the building when securing a tenant as the permission would cover a range of different uses. The retail use at ground level (which the Covent Garden Community Association does not object to) would remain.
- 6.8 At the basement level, the A3 use would cover restaurants and cafes; the A4 use could include a public house, wine bar or other drinking establishment; and the D2 use could include such uses as a cinema, concert hall, bingo hall, dance hall, gymnasium or other area for indoor sports and recreation. For clarity, the D2 use

would not cover such uses as a theatre, a night club, an amusement arcade or a casino which are all sui generis uses (i.e. uses which do not fall within a particular use class).

- 6.9 The ground floor retail use is unlikely to cause harm to the residential amenity of nearby properties. This element of the proposal is therefore considered to be acceptable.
- 6.10 With regard to the uses in the basement, it is not considered reasonable or necessary to require further details about the proposed mix of A3, A4 and D2 uses at this stage because this would place unfair restrictions on the owner of the building when securing a tenant. However, it is considered to be reasonable and necessary to restrict the amount of floor space that could be given to a new public house (class A4) use to no more than 100sqm. This is because, for example, whilst a 615 sqm gymnasium (D2 use) would be considered acceptable with only limited controls, a new 615 sqm drinking establishment (A4 use) would require a significantly greater degree of controls in order to mitigate its likely impact.
- 6.11 It is also considered to be necessary to restrict the opening hours for particular uses. A 24 hour café, restaurant or drinking establishment would not be considered acceptable at the application site because it may give rise to anti-social behaviour in the area. However, a 24 hour gymnasium would be considered acceptable, due to the level and type of activity usually associated with such a use (i.e. single people or small groups of people leaving quietly at scattered times throughout the day/night).
- 6.12 The Camden Statement of Licensing Policy 2011 recommends 1000-2330 hours (Mon-Thu); 1000-0000 (Fri-Sat) and 1100-2230 (Sun) for premises which sell or supply alcohol for consumption on the premises. However, CPG5 notes that whilst ambient noise levels generally reduce around midnight, in more commercial areas that have significant amounts of food, drink and entertainment uses, limited residential development and are well served by public transport during the late evening/night, later closing times (beyond midnight) may be applied). The Licensing Policy document specifically notes that there are pockets of activity around Kingsway after midnight. As such, the following opening hours are recommended for the A3 and A4 uses 0700-0100 hours (Monday to Saturday) and 0700-0000 (Sundays and bank holidays).
- 6.13 Notwithstanding the comments above regarding the gymnasium use, a 24 hour cinema or concert hall (or other use which attracts large groups of people at one time) would not be considered acceptable because this might also cause anti-social behaviour in the area, to the detriment of the residential amenities of nearby occupiers. On this basis, it is considered necessary to restrict the opening hours of the D2 use, unless the use is as a gymnasium, in which case 24 hour use is considered to be acceptable.
- 6.14 To conclude this section, subject to the suggested conditions, it is not considered that allowing the proposed mix of uses within the basement would cause harm to any nearby residential properties or lead to a detrimental cumulative impact on the local area, particularly taking into consideration the general characteristics of the area (i.e. busy commercial street in central London) and the fact the uses would be located within the basement.



## Heritage and design considerations

- 6.15 The application site is located within the Kingsway Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990. Furthermore, the application building is Grade II listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990, to have special regard to the desirability of preserving a listed building(s) or its setting or any features of special architectural or historic interest which it possesses.
- 6.16 The proposal involves limited changes to the building's exterior. The external door on the south-east corner of the building would be reinstated to provide access to the ground floor retail unit from the street. The new door would match the door on the corresponding north-east corner of the building, which is considered to be acceptable. The new entrance to the basement on the Keeley Street elevation would be created below an existing window, in the place of an existing metal louvre. The plans have been revised during the course of the application to reduce the amount of glazing in the opening and include a stone transom. The proportions of the retained high-level windows would now match those in the bay to the west, which is considered to be acceptable. A planning condition can require the submission and approval of more detailed plans to ensure the works are carried out to an acceptable standard.
- 6.17 Internally, at the ground floor level, the works involve the creation of a new opening towards the rear of the retail unit out to the existing Keeley Street staircase, and the infill of two existing openings, to enable the separation of the new unit from the rest of the host building. The works also involve the removal of a slab to form a new opening through to the basement. Whilst these works would result in the loss of original fabric and alterations to the plan form of the building, the works are considered to be acceptable on balance because they enable the separation of the newly created units from the rest of the host building. This is subject to a condition to require the submission and approval of more detailed drawings of the proposed works, which will enable the Council to retain control over the treatment of any original fabric. The proposal also involves demolition works in the basement. These works are considered to be acceptable.
- 6.18 The works also involve the removal of two other floor slabs; one to remove an area of lightweight concrete cast over an original slab; and another to be removed and re-cast level with the street level to allow disabled access to the retail unit. These works are considered to be acceptable.
- 6.19 Restaurant/café (Class A3) uses often require external flues, extraction fans etc. which may adversely affect the character and appearance of the listed building and the Kingsway Conservation Area. The accompanying Design & Access Statement notes that a location has been identified which would allow an extract duct to a kitchen or similar facility to be taken full height through the building to discharge at roof level, which is considered to be acceptable. A planning condition can require the submission and approval of details prior to any hot food cooking occurring at the premises.

- 6.20 The retail unit window (on the Kingsway elevation) would match the existing retail unit on the other side of the host building, which would restore a sense of symmetry to the building. It would also provide an active frontage to the street, which is to the benefit of the character and appearance of the host building and the street scene along this part of Kingsway.
- 6.21 It is not considered that the proposal would harm the listed building or any features of special architectural or historic interest which it possesses; and it is considered that the proposal would preserve and enhance the character and appearance of the Kingsway Conservation Area. The proposal therefore accords with the aims of Policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and Sections 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

### **Transport considerations**

- 6.22 Policy DP12 (d) advises that the Council will consider the impact of parking, stopping and servicing and Policy DP20 expects development that would generate significant movement of goods or materials during construction and/or operation to seek opportunities to minimise disruption for local communities. In this case, the scale of the proposal does not warrant the submission of a transport assessment and/or delivery and servicing management plan (the threshold is 1000 sqm gross floor area or more). Nevertheless, due to the fact that Keeley Street is one-way and passes residential properties, it is considered to be reasonable and necessary to attach a planning condition to restrict the hours of delivery to the new uses.
- 6.23 Given the scale of the proposal and the nature of the building work, it is not considered necessary to require the submission of a Construction Management Plan.

### **Improving access**

- 6.24 Policy DP29 expects all buildings and places to meet the highest practicable standards of access and inclusion. The applicant has submitted indicative plans to illustrate level access to the ground floor retail unit and the provision of a disabled lift in the void in centre of the staircase. A planning condition can require the installation of the disabled lift to access the basement prior to the uses in the basement commencing and the application is therefore considered to be acceptable in this respect.

## **7. CONCLUSION**

- 7.1 The proposal to change the use of part of the ground floor from office use (Class B1a) to retail use (Class A1) and to change the use of part of the basement from ancillary office use (Class B1a) to a mixed use of retail (Class A1), restaurant/cafe (Class A3), drinking establishment (Class A4) and assembly and leisure (Class D2) is considered to be acceptable in principle. It is not considered that the proposal would harm the listed building or its setting or any features of special architectural or historic interest which it possesses; and neither is it considered that the proposal would cause harm to the character and appearance of the Kingsway Conservation Area. The impact on nearby and neighbouring residential properties is judged to be

acceptable, and the proposal is considered to be acceptable in terms of the transport and access implications, subject to conditions.

7.2 Planning Permission is recommended, subject to conditions.

## 8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

### 2015/4096/P

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. Prior to the uses hereby approved commencing in the basement, a disabled lift shall be installed to provide access to the basement level and it shall be retained thereafter. Full details of the disabled lift shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the works shall accord with the approved details.

Reason: To promote fair access to all in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP29 of the London Borough of Camden Local Development Framework Development Policies.

3. No deliveries shall be made to the premises outside the following times 0800-2000 on all days.

Reason: To safeguard amenities of nearby residential premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

4. No sound emanating from the use shall be audible within any adjoining premises between 2300 and 0700.

Reason: To safeguard the amenities of the nearby premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

5. The A3 and A4 uses hereby permitted shall not be carried out outside the following times 0700-0100 hours (Monday to Saturday) and 0700-0000 (Sundays and bank holidays). Any D2 use carried out at the premises (other than use as a gymnasium) shall not be carried out outside the following times 0700-0100 hours (Monday to Saturday) and 0700-0000 (Sundays and bank holidays).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies..

6. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, any A4 use within the basement shall not exceed 100 square metres.

Reason: To ensure that the future occupation of the building does not cause harm to amenities of neighbours and the character of the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

7. Prior to the first use of the premises for the A3/A4 use hereby permitted, details of the ventilation and filtration equipment required to suppress and disperse fumes and/or smells created from cooking activities on the premises, shall be submitted to and approved in writing by the local planning authority. All such measures as approved shall be installed in accordance with the approved scheme and be in full working order prior to the cooking of any hot food in the premises. Thereafter all such measures shall be retained and maintained in accordance with the manufacturers' recommendations. In the event of no satisfactory ventilation plant and / or machinery being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

8. The development hereby permitted shall be carried out in accordance with the following approved plans: 3017-00001; 3017-04000 Rev. A; 3017-04600 Rev. A; 3017-04701 Rev. A; 3017-04702 Rev. A; 3017-04703 Rev. A; 3017-05605; 3017-05701; 3017-05702; 3017-05005 Rev. B; 3017-05703 Rev. B; 3017-05004 Rev. A; 3017-05604 Rev. A.

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

#### Informatives:

1. 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

2. In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
3. You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
4. This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

## **2015/4654/L**

### Condition(s) and Reason(s):

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

3. 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.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

4. Detailed drawings (and photographs where appropriate) in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plans and sections at 1:20 of new external door openings (including details of stone reveal on main entrance)
- b) Plans and sections at 1:20 to illustrate the 2 no. new openings and 2 no. blocked doorways at ground floor level.
- c) Plans and sections at 1:20 to illustrate the new internal staircase.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

5. The development hereby permitted shall be carried out in accordance with the following approved plans: 3017-00001; 3017-04000 Rev. A; 3017-04600 Rev. A; 3017-04701 Rev. A; 3017-04702 Rev. A; 3017-04703 Rev. A; 3017-05605; 3017-05701; 3017-05702; 3017-05005 Rev. B; 3017-05703 Rev. B; 3017-05004 Rev. A; 3017-05604 Rev. A.

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

Informatives:

1. You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.



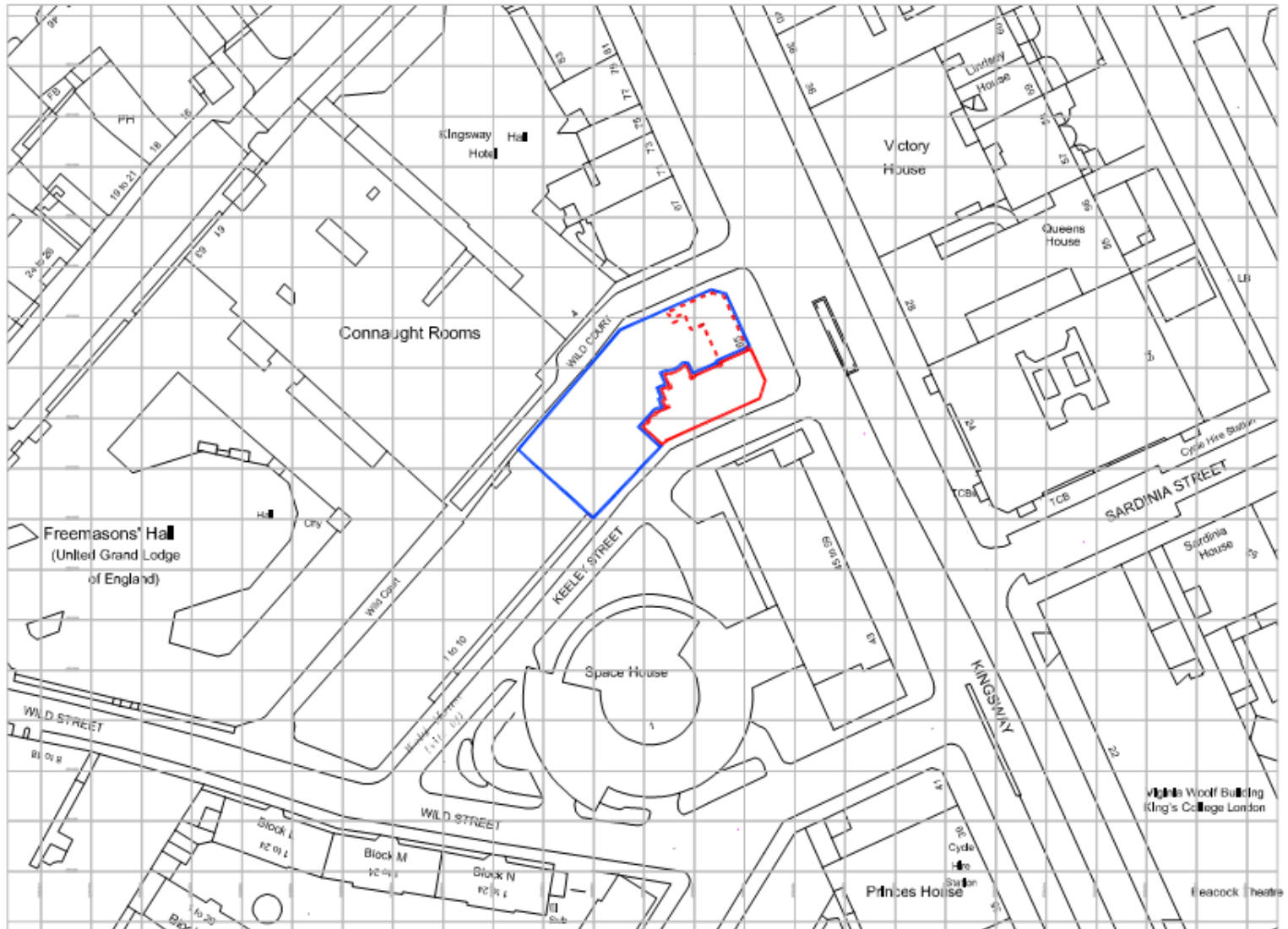
**Application No: 2015/4096/P & 2015/4654/L**  
**65 Kingsway**  
**London**  
**WC2B 6TD**

**Scale:**  
**1:1250**  
**Date:**  
**4-Dec-15**



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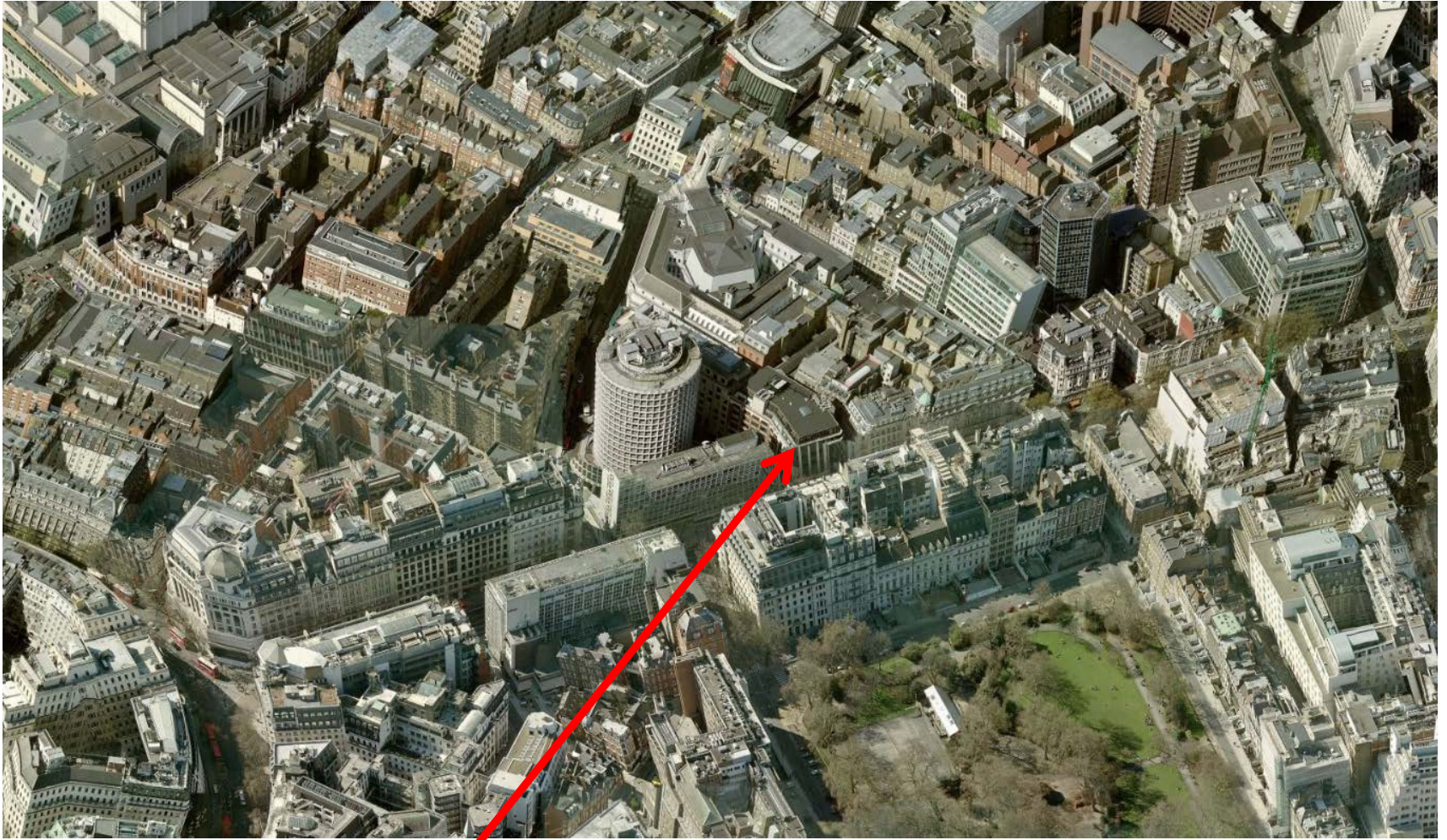
# 65 Kingsway, London, WC2B 6TD



Site Location Plan



# Aerial view of application site

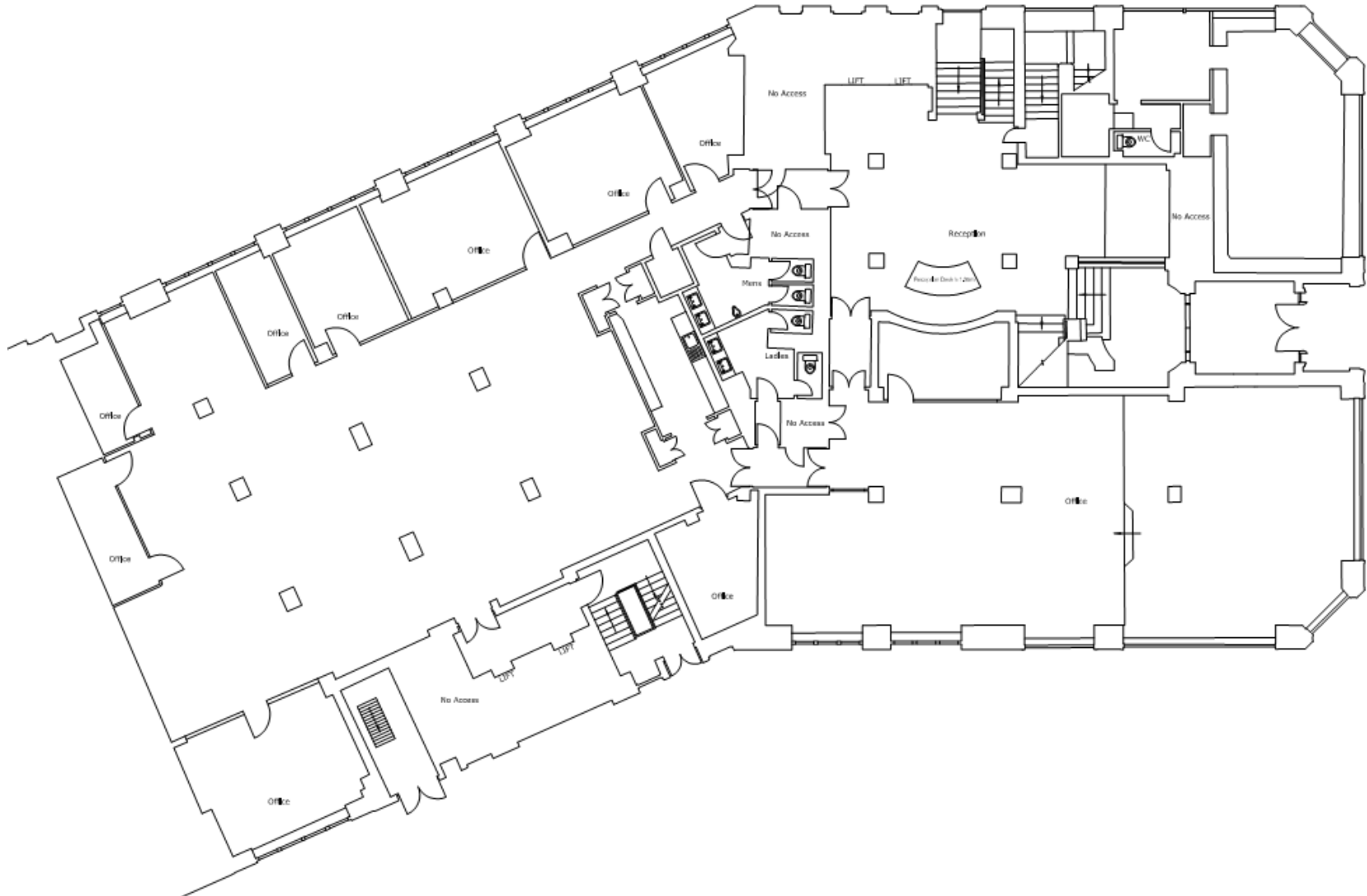


65 Kingsway

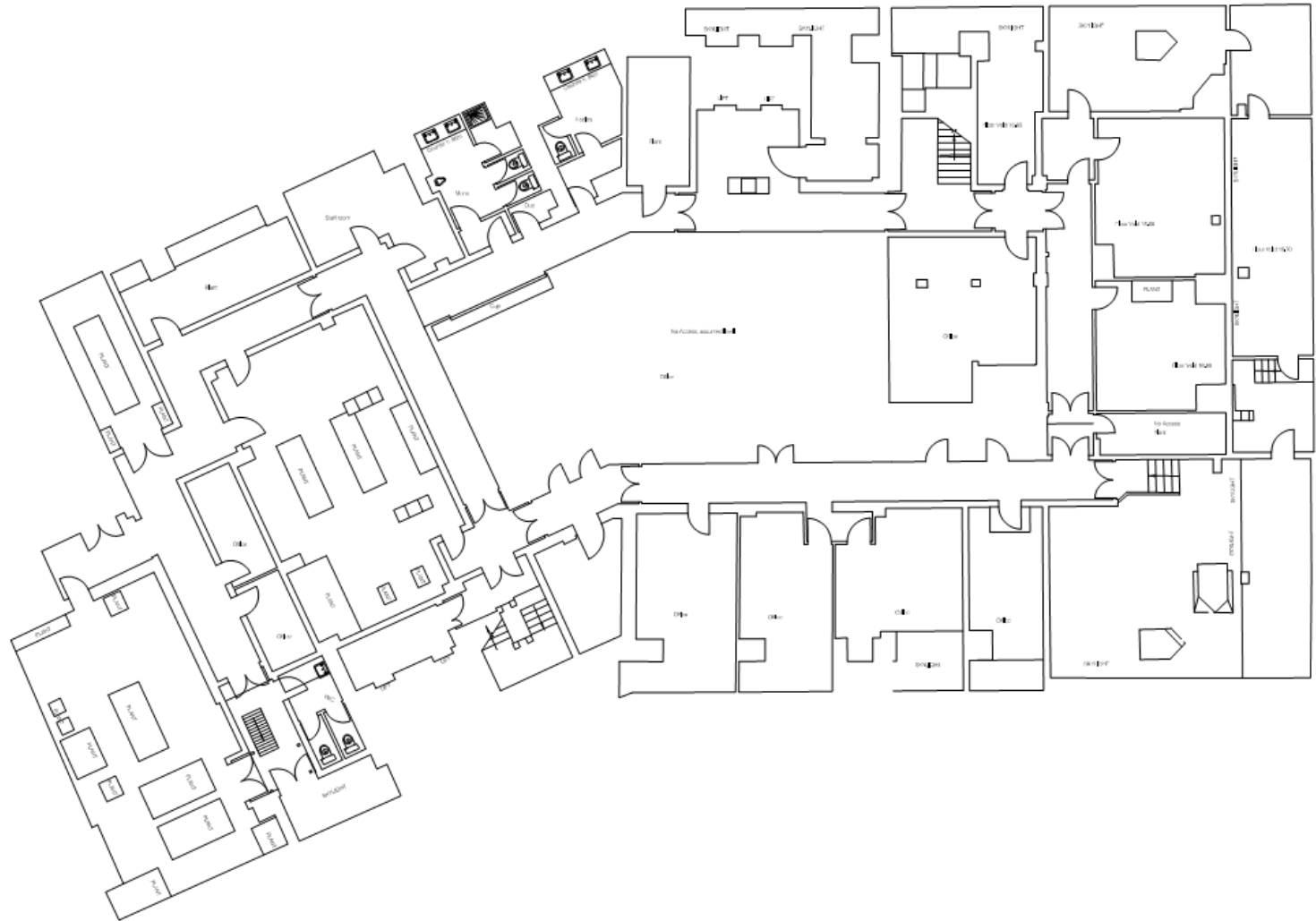
## View of front of building



# Existing ground floor plan



# Existing basement plan



# Existing front elevation



ELEVATION 5  
(Kingsway/Keeley St.)

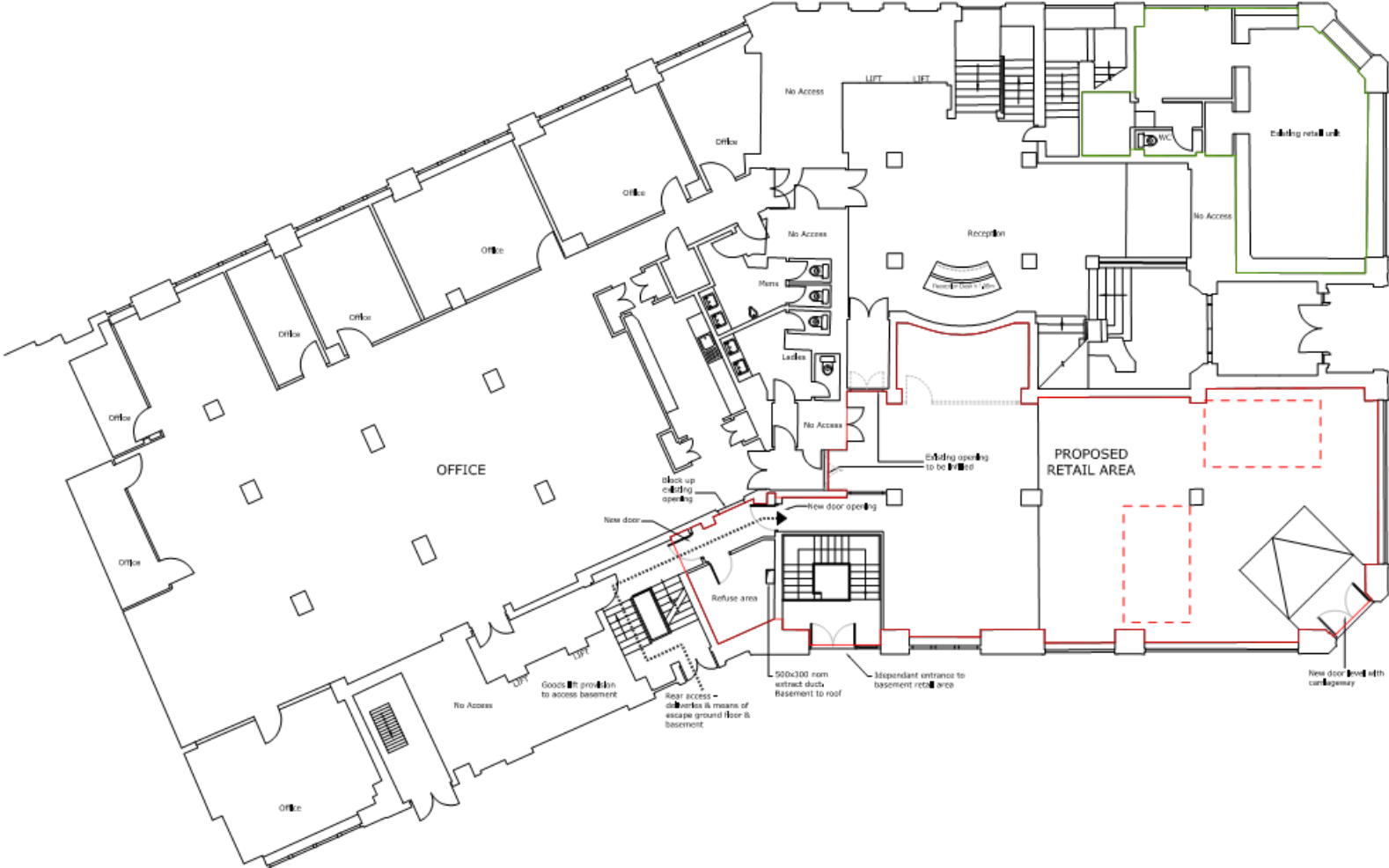
ELEVATION 4  
(Fronting Kingsway)

ELEVATION 3  
(Kingsway/Wild Court)

# Existing side elevation (Keeley Street side)



# Proposed ground floor plan

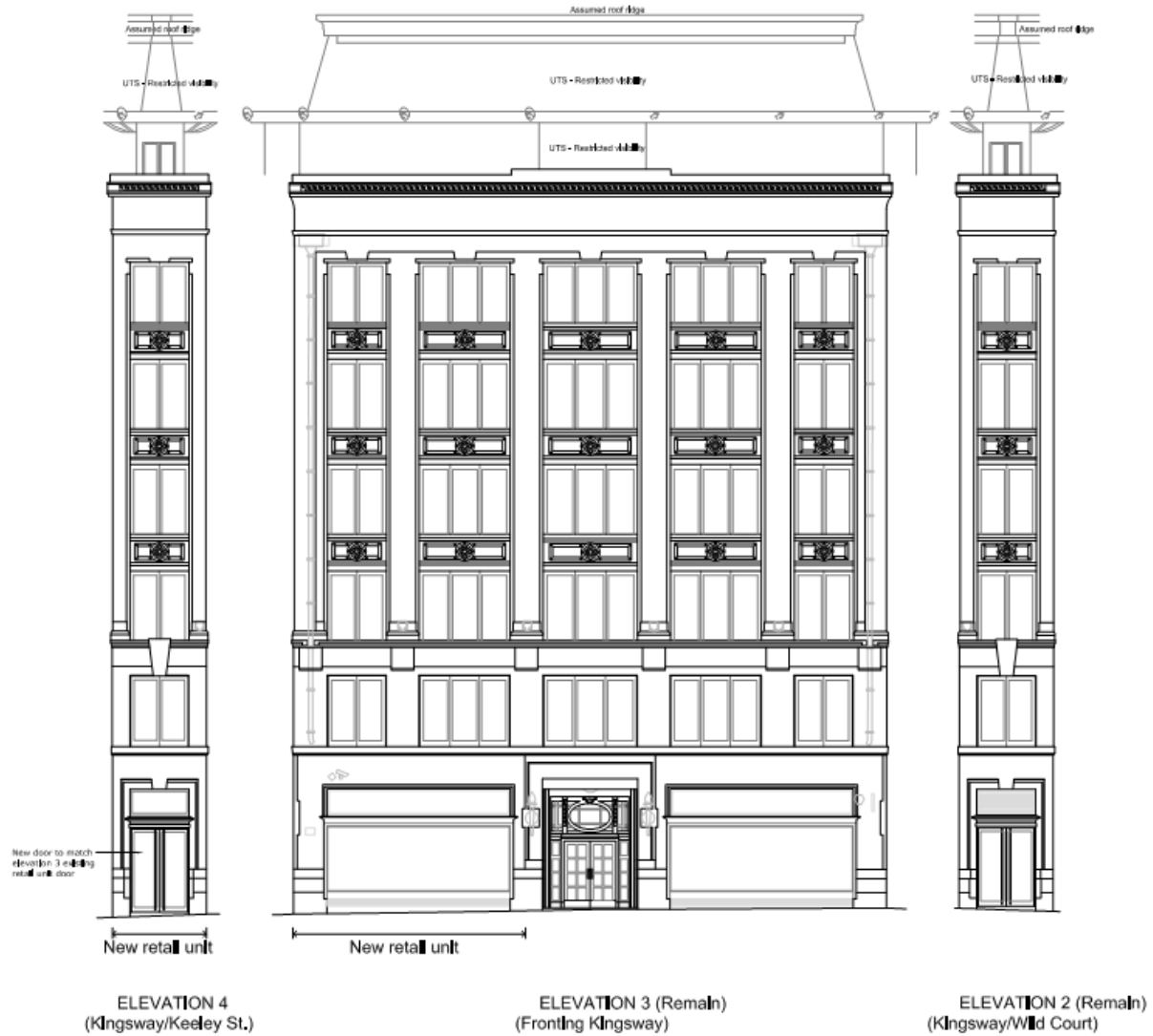


# Proposed basement plan





# Proposed front elevation



# Proposed side elevation (Keeley Street side)



ELEVATION 5 (Remain)  
(Keeley St.)