

77 Kingsway, WC2B 6SR



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Photo 1- Existing Front Elevation



Photo 2- Existing Entrance

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		08/02/2016	
		N/A		Consultation Expiry Date:		12/02/2016	
Officer				Application Number(s)			
Tessa Craig				2015/6994/P			
Application Address				Drawing Numbers			
77 Kingsway London WC2B 6SR				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Minor alterations to the main entrance at ground floor level including new external planters and removal of main entrance canopy. Changes to 8th floor terrace. Installation of fire escape stairs on the rear elevation between 8th floor and stairwell at 7th floor.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	01	No. of objections	01
				No. electronic	01		
Summary of consultation responses:		A site notice was displayed 22/01/2016- 12/02/2016 and a press notice was advertised on the 21/01/2016. No neighbour consultation responses were received.					
CAAC/Local groups* comments: *Please Specify		Covent Garden Community Association- objects to the removal of the main entrance canopy, no objection to other parts of the development. <i>Design is addressed in points 2.1 and 2.2 below.</i>					

Site Description

The subject site is located on the west side of Kingsway. The building is in office use with a main entranceway at 77 Kingsway. The site is within the Kingsway conservation area, but is not a listed building. It is identified as a building which makes a positive contribution to the character and appearance of the conservation area.

Relevant History

N/A

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015

LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

CPG1 (Design)

Kingsway Conservation Area Appraisal and Management Strategy 2001

Assessment

1.0 Proposal

1.1 Planning permission is sought for alterations at the 8th floor level including replacement of 5 glazed doors with 3 sliding doors, wood cladding of 8th floor (charcoal coloured), and replacement of metal balustrade with frameless glass balustrade. A fire escape stair will be installed between the 7th and 8th floors on the rear elevation with metal balustrades. At ground floor level, the existing glass canopy over the entrance at ground floor shall be removed along with the signs and lighting either side of the entrance. New signage, exterior lighting and planters either side of the door shall be installed. Separate advertisement consent will be required for the signs.

2.0 Assessment

2.1 The main consideration in relation to this proposal is the design and impact on the conservation area and impact on amenity. The Council's design policies seek to achieve the highest standard of design in all developments. Policy DP24 states that development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.2 Due to the high level of the proposed changes on the 8th floor including new cladding, replacement glazed balustrade and new sliding doors along with the fire escape stairs in the rear elevation, there will be limited visibility of the changes and the changes would only be visible from long views over some distance. The changes are considered modest in nature and not to impact on the character of the building or the conservation area due to their location. The changes to the main entrance are considered sympathetic to the main building and do not greatly alter the appearance of the entrance. The existing canopy is considered to be a non-original addition to the building which would not harm the building or the conservation area if it were removed. The proposed planters are modest in size and do not obscure the pavement, they are to be a neutral

dark grey colour to match the entrance doors. Overall, the proposal is considered acceptable in design terms and not harmful to the conservation area.

2.3 The proposed development is not considered harmful in terms of amenity. Whilst the fire exit stairs do slightly obscure a window, the use is office space and therefore not habitable. The terrace is existing and therefore no additional overlooking would occur beyond the existing situation.

3.0 Recommendation

3.1 Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd February 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Dan Wynn-Chandra
Malcolm Hollis
140 London Wall
London
EC2Y 5DN
United Kingdom

Application Ref: **2015/6994/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

12 February 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
77 Kingsway
London
WC2B 6SR

DECISION

Proposal:

Removal of main entrance canopy at ground floor and other minor alterations to main entrance, including new external planters. Changes to 8th floor terrace. Installation of fire escape stairs on the rear elevation between 8th floor and stairwell at 7th floor.

Drawing Nos: Design and Access Statement, 5895-20-200, 5895-00-107, 5895-00-108, 5895-20-109, 5895-00-400, 5895-20-107 revision P1, 5895-20-108 revision P1, 5895-20-109, 5895-20-300, 5895-20-400, 5895-20-403, KW-EX-DEMO and KW-EX-ELEV03.

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
Director of Culture & Environment



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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement, 5895-20-200, 5895-00-107, 5895-00-108, 5895-20-109, 5895-00-400, 5895-20-107 revision P1, 5895-20-108 revision P1, 5895-20-109, 5895-20-300, 5895-20-400, 5895-20-403, KW-EX-DEMO and KW-EX-ELEV03.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION