

Director of Planning,
Camden Borough Council
5 Pancras Square
London,
N1C 4AG

19th December 2018

Dear Sir/Madam,

Aviation House, 127 Kingsway, London WC2B 6NH

Application is made for minor alterations to the exterior of the above building.

Existing Site and Context

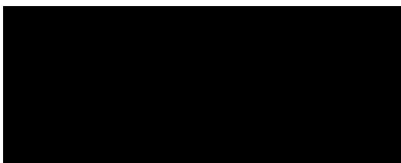
125 Kingsway is grade II listed, though substantial works to the building result in only the façade of the original church remaining, facing out to Kingsway. None of the proposed works have a direct impact on the retained façade. The building is within Camden Council area and also within the Kingsway Conservation area.

The site at 125 + 127 Kingsway was extensively redeveloped following grant of planning permission in July 1999, for demolition of the church (retaining the façade) and building of new office building. (PS9805223)

The applicant has recently carried out fit out works to the entire building to be used as office space (application reference: 2018/4746/L)

Proposals

This application forms a re-submission of earlier proposals. This submission looks to remove some elements of the works (works to fourth floor balustrade) and to address concerns over the nature and impact of the remainder of the works. We include a proposed operation and management plan which describes how the proposed roof terrace at first floor level would operate within the context of WeWork as an organisation. This management plan looks to provide assurances that the proposed use will not cause detriment to the amenity of our residential neighbours.



The current proposals look to provide increased amenity space within the first floor flat roof area in accordance with the aspirations set out in the Camden Local Plan. As part of these proposals, edge protection to the terraced areas is to be brought up to current standards, with the covering over of 'ladder' type arrangement currently in place, which is viewed as a potential health and safety issue.

The proposals include installation of access doors in place of the curtain walling. It is proposed that as part of the management strategy these doors will be on a timed access control system to prevent access outside the designated hours.

It is proposed that use of the terrace will be limited to being between the hours of 0800 and 1800 (8am and 6pm), excluding Sundays and Bank Holidays (unless in case of emergency)

The proposals further look to replace the existing entrance doors to the 'chapel' annex space to the rear of the building with glazed units and installation of covered walkway between the two buildings to increase the connectivity of the main building and the ancillary accommodation in the annex.

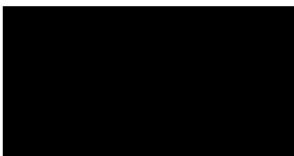
All of the proposed installations are to the rear of the property and cannot be viewed from the street.

Relevant Local Planning Policy

In forming the proposal attention has been paid to the considerations of Camden Local Plan (2017):

- D1 – Design
- D2 – Heritage
- Section 6 – Amenity

The designs and materials are of high quality and increase the amenity for office users without causing undue detriment to the amenity of the surrounding residential neighbours. The applicant is conscious of the heritage status of the façade of the building and the Kingsway conservation area, and has considered the proposals in a manner which will not have a negative impact.



Conclusion

It is considered that the minor alterations to Aviation House have been carefully considered, have minimal impact, though will improve the amenity and usability of the building as a whole. For the reasons set out above, we would encourage Camden Council to grant Planning Permission accordingly.

If you require any further information in order to process this application, please do not hesitate to contact me.

Yours faithfully,



for and on behalf of Left City Ltd.

