

Application ref: 2018/3024/L
Contact: Alfie Stroud
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Date: 3 September 2018

Development Management
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Soho House
Royalty House
72-74 Dean Street
London
W1D 3SG
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**65 Kingsway
London
WC2B 6TD**

Proposal:

Refurbishment of basement space for gym with installation of mezzanine and services and removal of infill masonry

Drawing Nos:

Site and Location Plans (819_SH_A8_LP_02, 819_SH_A8_LP_02);

819_SH_A8_EX, 819_SH_A8_GA;

Design & Access Statement (Arena 8);

Historic Building Assessment (WG+P).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

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

Site and Location Plans (819_SH_A8_LP_02, 819_SH_A8_LP_02);
819_SH_A8_EX, 819_SH_A8_GA;
Design & Access Statement (Arena 8);
Historic Building Assessment (WG+P).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 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.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 3 Reason for granting Listed Building Consent: [Delegated]
No. 65 Kingsway is an office block of steel-framed construction with Portland stone facing and bronze spandrel panels, built in c1911 by Allen Construction Co. to designs by Sir John Burnet and Partners (job architect Thomas Tait) for Kodak. The elevations emphasise its structure.

The proposals are for removal of non-original infill brickwork, masonry and other partitions and ceilings from a commercial unit which exists in the basement level. A new gym will be fitted-out, with insertion of a mezzanine to contain WCs and changing facilities beneath, and carrying a lobby area of a new staircase to replace the existing temporary staircase from the street-level entrance in the side elevation. The basement contains no facing fabric of

significance, with no original finishes or features. As such its only contribution to special interest is in the arrangement of columns which express the building's structure and the overall volume. These will be in no way harmed or compromised in appreciation by the insertion of the mezzanine, or by other measures hereby approved. No harm would arise to the special interest of the listed building.

The proposals being internal only to a Grade-II listed building, no publicity was required. The site's planning history has been taken into account when making this decision.

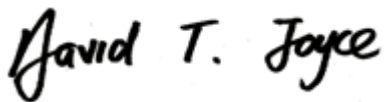
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning