

Application ref: 2019/6088/P
Contact: Elaine Quigley
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Date: 1 May 2020

Development Management
Regeneration and Planning
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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Kodak House
65 Kingsway
London
WC2B 6TD

Proposal:

Alterations to the existing building including recladding of the 6th floor extension together with new window openings, rebuilding and recladding of the 7th floor extension with new window openings, installation of new plant screen on the roof, replacement of all windows, reinstatement of window openings and new entrance on the ground floor Keeley Street elevation, installation of new canopy, metal signage detailing "Kodak House" on Kingsway entrance and on new Keeley Street entrance, creation of communal terrace, green roof and associated railings at 8th floor level all in association with the existing mixed use building.

Drawing Nos: Existing plans:

1914-BG-01-ZZ-DR-A-00.100 rev P4; 1914-BG-01-ZZ-DR-A-10.101 rev P4; 1914-BG-01-B1-DR-A-10.201 rev P4; 1914-BG-01-00-DR-A-10.202 rev P4; 1914-BG-01-01-DR-A-10.203 rev P4; 1914-BG-01-02-DR-A-10.204 rev P4; 1914-BG-01-03-DR-A-10.205 rev P4; 1914-BG-01-04-DR-A-10.206 rev P4; 1914-BG-01-05-DR-A-10.207 rev P4; 1914-BG-01-06-DR-A-10.208 rev P4; 1914-BG-01-07-DR-A-10.209 rev P4; 1914-BG-01-08-DR-A-10.210 rev P4; 1914-BG-01-ZZ-DR-A-10.252 rev P4; 1914-BG-01-ZZ-DR-A-10.255 rev P4; 1914-BG-01-ZZ-DR-A-10.271 rev P4; 1914-BG-01-ZZ-DR-A-10.272 rev P4; 1914-BG-01-ZZ-DR-A-10.273 rev P4; 1914-BG-01-ZZ-DR-A-10.274 rev P4; 1914-BG-01-ZZ-DR-A-10.281 rev P4; 1914-BG-01-ZZ-DR-A-10.282 rev P4; 1914-BG-01-ZZ-DR-A-10.283 rev P4; 1914-BG-01-ZZ-DR-A-10.370 rev P4.

Demolition plans:

1914-BG-01-B1-DR-A-15.201 rev P4; 1914-BG-01-00-DR-A-15.202 rev P4; 1914-BG-01-01-DR-A-15.203 rev P4; 1914-BG-01-02-DR-A-15.204 rev P4; 1914-BG-01-03-DR-A-15.205 rev P4; 1914-BG-01-04-DR-A-15.206 rev P4; 1914-BG-01-05-DR-A-15.207 rev P4; 1914-BG-01-06-DR-A-15.208 rev P4; 1914-BG-01-07-DR-A-15.209 rev P4; 1914-BG-01-08-DR-A-15.210 rev P4; 1914-BG-01-ZZ-DR-A-15.252 rev P4; 1914-BG-01-ZZ-DR-A-15.255 rev P4; 1914-BG-01-ZZ-DR-A-15.271 rev P4; 1914-BG-01-ZZ-DR-A-15.272 rev P4; 1914-BG-01-ZZ-DR-A-15.273 rev P4; 1914-BG-01-ZZ-DR-A-15.274 rev P4; 1914-BG-01-ZZ-DR-A-15.281 rev P4; 1914-BG-01-ZZ-DR-A-15.282 rev P4; 1914-BG-01-ZZ-DR-A-15.283 rev P4; 1914-BG-01-ZZ-DR-A-15.370 rev P4.

Proposed plans:

1914-BG-01-ZZ-DR-A-20.200 rev P4; 1914-BG-01-B1-DR-A-20.201 rev P4; 1914-BG-01-00-DR-A-20.202 rev P4; 1914-BG-01-01-DR-A-20.203 rev P4; 1914-BG-01-02-DR-A-20.204 rev P4; 1914-BG-01-03-DR-A-20.205 rev P4; 1914-BG-01-04-DR-A-20.206 rev P4; 1914-BG-01-05-DR-A-20.207 rev P4; 1914-BG-01-06-DR-A-20.208 rev P4; 1914-BG-01-07-DR-A-20.209 rev P4; 1914-BG-01-08-DR-A-20.210 rev P8; 1914-BG-01-ZZ-DR-A-20.252 rev P4; 1914-BG-01-ZZ-DR-A-20.255 rev P8; 1914-BG-01-ZZ-DR-A-20.271 rev P7; 1914-BG-01-ZZ-DR-A-20.272 rev P5; 1914-BG-01-ZZ-DR-A-20.273 rev P5; 1914-BG-01-ZZ-DR-A-20.274 rev P5; 1914-BG-01-ZZ-DR-A-20.275 rev P1; 1914-BG-01-ZZ-DR-A-20.276 rev P1; 1914-BG-01-ZZ-DR-A-20.281 rev P4; 1914-BG-01-ZZ-DR-A-20.282 rev P4; 1914-BG-01-ZZ-DR-A-20.283 rev P4; 1914-BG-01-ZZ-DR-A-20.301 rev P4; 1914-BG-01-ZZ-DR-A-33.601 rev P4; 1914-BG-01-ZZ-DR-A-33.602 rev P2; 1914-BG-01-00-DR-A-34.601 rev P4; 1914-BG-01-00-DR-A-34.602 rev P4; 1914-BG-01-ZZ-DR-A-35.270 rev P4; 1914-BG-01-ZZ-DR-A-35.271 rev P4; Key views comparison P1

Supporting documents:

Planning Report for Base Scheme produced by Heyne Tillett Steel dated 02/12/2019 rev B; Design and Access Statement produced by Barr Gazetas dated 29/11/2019; Area schedule prepared by Barr Gazetas dated 29/11/2019; Environmental Noise Survey and Plant Noise Impact Assessment report produced by Hann Tucker Associates dated 27/02/2020; Planning Note - Policy E2 'Employment premises and sites' produced by Savills dated March 2020; Revised Note (18th March 2020): Plant Equipment Justification produced by Savills.

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 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Existing plans:

1914-BG-01-ZZ-DR-A-00.100 rev P4; 1914-BG-01-ZZ-DR-A-10.101 rev P4;
1914-BG-01-B1-DR-A-10.201 rev P4; 1914-BG-01-00-DR-A-10.202 rev P4;
1914-BG-01-01-DR-A-10.203 rev P4; 1914-BG-01-02-DR-A-10.204 rev P4;
1914-BG-01-03-DR-A-10.205 rev P4; 1914-BG-01-04-DR-A-10.206 rev P4;
1914-BG-01-05-DR-A-10.207 rev P4; 1914-BG-01-06-DR-A-10.208 rev P4;
1914-BG-01-07-DR-A-10.209 rev P4; 1914-BG-01-08-DR-A-10.210 rev P4;
1914-BG-01-ZZ-DR-A-10.252 rev P4; 1914-BG-01-ZZ-DR-A-10.255 rev P4;
1914-BG-01-ZZ-DR-A-10.271 rev P4; 1914-BG-01-ZZ-DR-A-10.272 rev P4;
1914-BG-01-ZZ-DR-A-10.273 rev P4; 1914-BG-01-ZZ-DR-A-10.274 rev P4;
1914-BG-01-ZZ-DR-A-10.281 rev P4; 1914-BG-01-ZZ-DR-A-10.282 rev P4;
1914-BG-01-ZZ-DR-A-10.283 rev P4; 1914-BG-01-ZZ-DR-A-10.370 rev P4.

Demolition plans:

1914-BG-01-B1-DR-A-15.201 rev P4; 1914-BG-01-00-DR-A-15.202 rev P4;
1914-BG-01-01-DR-A-15.203 rev P4; 1914-BG-01-02-DR-A-15.204 rev P4;
1914-BG-01-03-DR-A-15.205 rev P4; 1914-BG-01-04-DR-A-15.206 rev P4;
1914-BG-01-05-DR-A-15.207 rev P4; 1914-BG-01-06-DR-A-15.208 rev P4;
1914-BG-01-07-DR-A-15.209 rev P4; 1914-BG-01-08-DR-A-15.210 rev P4;
1914-BG-01-ZZ-DR-A-15.252 rev P4; 1914-BG-01-ZZ-DR-A-15.255 rev P4;
1914-BG-01-ZZ-DR-A-15.271 rev P4; 1914-BG-01-ZZ-DR-A-15.272 rev P4;
1914-BG-01-ZZ-DR-A-15.273 rev P4; 1914-BG-01-ZZ-DR-A-15.274 rev P4;
1914-BG-01-ZZ-DR-A-15.281 rev P4; 1914-BG-01-ZZ-DR-A-15.282 rev P4;
1914-BG-01-ZZ-DR-A-15.283 rev P4; 1914-BG-01-ZZ-DR-A-15.370 rev P4.

Proposed plans:

1914-BG-01-ZZ-DR-A-20.200 rev P4; 1914-BG-01-B1-DR-A-20.201 rev P4;
1914-BG-01-00-DR-A-20.202 rev P4; 1914-BG-01-01-DR-A-20.203 rev P4;
1914-BG-01-02-DR-A-20.204 rev P4; 1914-BG-01-03-DR-A-20.205 rev P4;
1914-BG-01-04-DR-A-20.206 rev P4; 1914-BG-01-05-DR-A-20.207 rev P4;
1914-BG-01-06-DR-A-20.208 rev P4; 1914-BG-01-07-DR-A-20.209 rev P4;
1914-BG-01-08-DR-A-20.210 rev P8; 1914-BG-01-ZZ-DR-A-20.252 rev P4;
1914-BG-01-ZZ-DR-A-20.255 rev P8; 1914-BG-01-ZZ-DR-A-20.271 rev P7;
1914-BG-01-ZZ-DR-A-20.272 rev P5; 1914-BG-01-ZZ-DR-A-20.273 rev P5;
1914-BG-01-ZZ-DR-A-20.274 rev P5; 1914-BG-01-ZZ-DR-A-20.275 rev P1;
1914-BG-01-ZZ-DR-A-20.276 rev P1; 1914-BG-01-ZZ-DR-A-20.281 rev P4;
1914-BG-01-ZZ-DR-A-20.282 rev P4; 1914-BG-01-ZZ-DR-A-20.283 rev P4;
1914-BG-01-ZZ-DR-A-20.301 rev P4; 1914-BG-01-ZZ-DR-A-33.601 rev P4;
1914-BG-01-ZZ-DR-A-33.602 rev P2; 1914-BG-01-00-DR-A-34.601 rev P4;
1914-BG-01-00-DR-A-34.602 rev P4; 1914-BG-01-ZZ-DR-A-35.270 rev P4;
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Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including elevations, plans and sections (scale 1:10) of all replacement windows (including jambs, head and cill);

b) Details including elevations, plans and sections (scale 1:10) of all new ventilation grills and external doors;

c) Details including elevations, plans and sections (scale 1:20) of the means of enclosure of the roof terrace including all railings

d) Details including elevations, plans and sections (scale 1:20) of the louvred metal plant screen enclosure

e) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The use of the part of the roof as a terrace shall not commence until details of the means of enclosure have been submitted to and approved in writing by the Council. The means of enclosure of the roof terrace, when details have been agreed, shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 7 Before the development commences, details of secure and covered cycle storage area for 38 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 Before the use commences, all plant and machinery installed and or operated (including new kitchen extract and supply fans, air conditioning condensers, other supply and extract fans, ASHPs, refrigeration condensers along with associated ductwork, pipework and ancillaries) installed and/or operated in connection with the carrying out of this permission shall be installed with suitable acoustic isolation to prevent the transmission of noise and/or vibration to other parts of the application buildings.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 10 Prior to commencement of the relevant part of the works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 11 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 12 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The proposal includes refurbishment of Kodak House which is a 1910 Grade II listed building. The building has undergone numerous alterations to its elevations during the late 20th century. The proposal would create an enhanced and rationalised modern office space and would include recladding of the 6th floor with bronze colour zinc cladding and replacement of the non-original 7th floor (that was added in the 1980's) with a new mansard extension. A new plant deck would be created on the roof of the new mansard extension. The uplift in floorspace as a result of the works would be approximately 58.5 sq. m (GIA).

The replacement roof extensions would not increase the height of the 7th floor and would preserve the character or appearance of the building and the conservation area. The area to the front of the building at 8th floor level would include a communal roof terrace. It would be set back approximately 5m from the facades of the building and its enclosure would not be visually prominent from views along Kingsway or Keeley Street. The details of the balustrade/railing to enclose the roof terrace have not been provided and this is

secured by condition.

The ground floor would include new windows and doors to create a new second entrance from Keeley Street. The new openings would respect the overall rhythm and hierarchy of the façade and would be considered an improvement to the appearance of the façade and a better reflection of what would have been there historically. Appropriate materials would be used to reflect the subservient nature of the Keeley Street façade including the use of red brick with stone banding. A condition would be attached requiring the submission of all new facing materials to ensure use of high quality materials. A new sign would be installed above the new entrance on Keeley Street identifying the name of the building "Kodak House" in laser-cut lettering of which the lettering only would be illuminated. The location and details of the sign are considered acceptable.

The proposal includes the replacement of the existing windows with critical windows with integrated metal glazing bars that would be an enhancement subject to a condition being attached to any permission requiring details. Following advice from Historic England the applicant has amended the plans to show thicker mullions within the windows frames within the first floor as this level formed part of the 'base' of the elevation. This is considered an enhancement to the external façade of the building as it would ensure that the important elevational composition would be better appreciated and would reinstate an original feature. A condition is attached requiring submission of details of the new windows. The unattractive lift overrun at roof level which detracts from the significance of the building would be removed and relocated to the narrower Wild Street elevation of the building. These works would be considered to enhance the appearance of the historic building.

- 2 The existing roof includes various plant equipment and air conditioning units that have been installed over time with a large lift overrun extending 6.2m above the parapet which is very visible from Keeley Street. The proposal would include the removal of the existing lift overrun and its relocation to the northern part of the roof fronting onto the Wild Court elevation. The relocation of the lift overrun is welcomed and improves the visual appearance of the existing eaves line on this part of the building. The roof of the proposed extension would accommodate an extensive plant area and associated louvre screen that would in parts be vertical and in parts sloping. The existing plant in the basement and at roof level would be rationalised within the plant enclosure on the roof. It would be contained within the central section of the roof. Evidence has been submitted to demonstrate that it is not possible to relocate any plant in the basement due to its already constrained space with 2 UKPN sub-stations in situ and areas of the basement that are leased to other tenants outside of the demise of the application site.

Following extensive negotiations the plant screen location has been revised from its original position on the parapet to being set back from Keeley Street and part of Wild Court by 1.7m (Keeley Street elevation) and 1.1m (Wild Court elevation) respectively. The louvre screen would measure 2.7m in height but the upper 300mm section of the screen (above 2m) would be angled back by 60 degrees to ensure the views of the screen are minimised from the street. Key view comparisons were submitted from the public space area outside

Space House (Grade II listed building adjacent to the application site) to illustrate the impact of the plant screen from where it would be most visible. Given the prominence of the existing lift overrun due to its height and position on the parapet, its removal would enhance the character and appearance of the historic building. The proposed roof plant would be sufficiently set back from the Keeley Street elevation thereby reducing its visibility and creating a less interrupted eaves line compared to the existing situation. It would continue to read as a plant screen rather than an additional storey to the building. It is noted that additions at roof level are a common feature in this part of Kingsway which is characterised by tall buildings with layered roof extensions at the upper levels. Details of the plant screen would be required by condition. The plant screen would not be considered to add additional harmful visual bulk to the building and would be considered to preserve the character and appearance of the conservation area.

Amenity

The nearest residential properties would include the Peabody Trust Estate that lies 72m to the south of the application site and a flat on the 7th floor of Queens Court that lies 50m to the east on Lincoln's Inn Fields. Due to the modest nature of the proposed works and the separation distance between the site and the closest residential properties, the proposal would not be considered to impact on the amenity of residential properties in the area in terms of daylight and sunlight, outlook or overlooking and sense of enclosure.

Part of the roof of the building fronting onto Kingsway measuring 184 sq. m would be used as a roof terrace. It would be set in approximately 5m from the northern, western and eastern facades of the building. Due to the location of the roof terrace and its separation distance from residential properties at a minimum of 55m away, there would be no adverse impact on terms of overlooking or noise and disturbance.

- 3 Following extensive negotiations the plant screen location has been revised from its original position on the parapet to being set back from Keeley Street and part of Wild Court by 1.7m (Keeley Street elevation) and 1.1m (Wild Court elevation) respectively. The louvre screen would measure 2.7m in height but the upper 300mm section of the screen (above 2m) would be angled back by 60 degrees to ensure the views of the screen are minimised from the street. Key view comparisons were submitted from the public space area outside Space House (Grade II listed building adjacent to the application site) to illustrate the impact of the plant screen from where it would be most visible. Given the prominence of the existing lift overrun due to its height and position on the parapet, its removal would enhance the architectural significance of the listed building. The proposed roof plant would be sufficiently set back from the Keeley Street elevation thereby reducing its visibility and creating a less interrupted eaves line compared to the existing situation. It would continue to read as a plant screen rather than an additional storey to the building. It is noted that additions at roof level are a common feature in this part of Kingsway which is characterised by tall buildings with layered roof extensions at the upper levels. Details of the plant screen would be required by condition. The plant screen would not be considered to add additional harmful visual bulk to the building and would be considered to preserve the character and

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Part of the roof of the building fronting onto Kingsway measuring 184 sq. m would be used as a roof terrace. It would be set in approximately 5m from the northern, western and eastern facades of the building. Due to the location of the roof terrace and its separation distance from residential properties at a minimum of 55m away, there would be no adverse impact on terms of overlooking or noise and disturbance.

The proposals would include the installation of new fixed plant at roof level on the building which would operate between 06:00 to 20:00. The plant would be enclosed by screening. The nearest residential noise-sensitive premises are located on Wild Street approximately 70m away and on the opposite side of Kingsway, approximately 50m from the application site. A revised environmental noise survey report has been submitted to determine the existing background noise levels in the area and to set appropriate noise limits in line with policy A4. The Council's Environmental Health Officer has reviewed the submitted report, and confirmed that the plant would operate within the Council's "Green Effect Level" i.e. 10dB below background noise levels. The Council's standard noise conditions relating to noise levels and installation of anti-vibration measures would be attached to any permission.

Landscaping

A roof terrace would be created to the front section of the roof of the new mansard. It would measure approximately 184 sq. m and would include a decked area and would be enclosed by planters and a physical barrier (details to be provided). A condition would be attached requiring hard and soft landscaping details to be submitted to ensure appropriate and high quality planting would be installed.

- 4 A green roof would also be installed around the outside of the roof terrace to create a green buffer along the main elevations of the building. No details have been provided. A condition would be attached requiring details of the green roof to be submitted.

Transport

Car free development: The proposed development would be car-free and this would be secured by a s106 legal agreement.

Cycle parking: There are currently no cycle parking spaces within the building. A large part of the ground floor is currently occupied by the existing retail units (that fall outside of the remit of the application), the main reception area, back of house services and lettable office accommodation. It is therefore not

possible to provide cycle parking at ground floor level. The proposal would provide cycle parking spaces at basement level. There are concerns about the accessibility of the bike store at this level as cyclists would have to carry their bikes down a flight of stairs. This is not ideal; however, given that the proposal is not for a change of use and creates only a modest uplift in floorspace, and given the constraints of the building, the provision of 38 cycle parking spaces is welcomed. Details of the cycle parking spaces as well as the provision of this number of cycle parking spaces would be secured by condition to ensure that the bike store that is provided meets the London Plan standards.

Servicing: Whilst the site fronts three streets: (Kingsway, Wild Court and Keeley Street) only Keeley Street is suitable for receiving deliveries. A Servicing Management Plan (SMP) is secured as a section 106 planning obligation. The SMP should include an estimate of service visits, average duration, and measures to mitigate their impact.

Construction management plan (CMP): The site is located in the Central London Area. This part of the borough suffers from severe traffic congestion during peak periods. There will be challenges in providing construction access due to the lack of parking on the site frontage. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality, temporary loss of parking, etc.). To minimise the impact on the highway infrastructure, a CMP would be secured with an implementation support contribution of £7,564.5 through a section 106 legal agreement.

Highways Contribution: The footway directly adjacent to the site is likely to sustain damage due to the proposed demolition and construction works. The Council would need to undertake remedial works to repair any such damage following completion of the proposed development. A highways contribution would need to be secured through a section 106 legal agreement. This would allow the Council to repave the footway directly adjacent to the site and repair any other damage to the public highway in the general vicinity of the site. The highway works would be implemented by the Council's highways contractor on completion of the development. A cost estimate for the highway works has been requested from Council's Transport Design Team.

Employment and training: Although the proposed works would only result in a modest uplift in floorspace the applicant has agreed to provide a range of training and employment benefits in order to provide opportunities during the construction phase for local residents and businesses. The applicant would carry out the works and then sell the building so it would not be possible to agree to an end phase recruitment package. This package of recruitment, apprenticeship and procurement measures during the construction is welcomed and would be secured through a s106 legal agreement.

- 5 The planning history of the site has been taken into account when coming to this decision. The Bloomsbury CAAC confirmed that they have no comments to raise regarding the application. No further consultation responses were received in relation to the proposal and no other objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the building

or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with the London Borough of Camden Local Plan (2017), with particular regard to policies E1, A1, A2, A3, D1, D2, CC1, CC2, CC3, T1, T2, T3 and T4. It also complies with the relevant provisions of the London Plan (Adopted and Draft versions) and NPPF.

- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 7 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).
- 8 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 9 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 10 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle

Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer