

Application ref: 2019/6270/L
Contact: Elaine Quigley
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Date: 1 May 2020

Development Management
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London Borough of Camden
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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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; Internal alterations including reconfiguration of the core with new WC's, lifts and secondary stair, 3 structural columns removed per floor, installation of new raised access floor all in association with the existing mixed use building.

Drawing Nos: 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.

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.

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

Conditions And Reasons:

- 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 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;
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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;
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Savills.

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 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.

- 4 Prior to the commencement of the relevant part of the works, a method statement including details of cleaning of the bricks shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 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 plans, elevations and section drawings (scale 1:10) of all joinery details including all new doors, and architraves;

b) A schedule of works of all repairs/ replacement works to be included in an approved method statement;

c) Details of all new or replacement architectural elements including replacement decorative ceilings;

d) Details including plans, elevations and sections at scale 1:10 of all new/reinstated flooring including manufacturers specifications;

e) Details of internal historic details and materials that are to be reinstated or reproduced as specified in the approved plans;

f) Details of the treatment of the internal columns.

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

Informative(s):

1 Reasons to grant listed building consent:-

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 replacement roof extensions would not increase the height of the 7th floor and would preserve the listed building and its features of special architectural or historic interest. 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 seen from medium views along Kingsway or Keeley Street. The details of the balustrade/railing to enclose the roof terrace have not been provided and this would be secured by condition. The installation of any additional paraphernalia on the roof would not be supported as it would detract from the building's significance.

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 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. Relevant conditions requiring details of external works are attached to the planning permission under 2019/6088/P.

The proposal also includes the replacement of the existing windows with critical windows with integrated metal glazing bars. Following advice from Historic England the applicant has amended the plans to show thicker mullions within the window 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. The unattractive lift overrun at roof level which detracts from the significance of the building and blights local views of the Keeley Street elevation 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 listed building.

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 and would be angled back to minimise views from the street.

The plant screen would not be considered to add unacceptable additional visual bulk to the building and would preserve the special architectural or historic interest of the building. As such, the proposed roof plant would preserve the architectural and historical significance of the listed building.

- 2 The proposal includes the option of cleaning of the façade of the building. No detailed analysis of the structural integrity of the building façade nor the impact and type of soiling present has been presented. A condition would be attached requiring the submission of a report demonstrating that cleaning would be advantageous and therefore for more than just aesthetic considerations. The report would also need to address which appropriate conservation techniques should be applied given the range of materials used in the constructions of the building.

Internally the building has undergone numerous alterations to its plan form during the late 20th century which includes modern suspended ceilings, raised floors as well as the encasement of the original square columns with cladding on the majority of the upper floors. The existing centrally located toilet blocks were installed in the 1970's and are non-original fabric that would be removed as part of the proposal to reinstate the openness of the original floor plan. The proposal would include a number of heritage benefits including replacement of non-original windows with more sympathetic replacements, improvement works to the elevations particularly the ground floors which would be simplified more in line with the original design ethos of the building, removal of the lift overrun at roof level, improvements to the proportions of the upper part of the building following the removal of the 1980's 7th floor extension, and removal of non-original cladding from the columns. The removal of 3 of the internal columns on each of the floors is more sympathetic and reflective of the original plan form. Taking all of these points into consideration, overall on balance, the proposal would preserve the heritage significance of the building.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to the determination of the application.

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 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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.

- 4 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.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer