

8 June 2020



FAO: Ms Elaine Quigley
Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Raveen Matharu
E: raveen.matharu@savills.com
DL: 02038109848

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 AND 12 OF PLANNING
PERMISSION 2019/6088/P AT KODAK HOUSE, 65 KINGSWAY, HOLBORN LONDON WC2B 6TD**

We are instructed on behalf of Kings Keeley Limited, to submit an application of details reserved by Conditions 7 and 12 pursuant to planning permission 2019/6088/P in respect of Kodak House, Holborn London, WC2B 6TD.

This application has been submitted via the Planning Portal (ref: PP-08783701) and comprises:

- This cover letter
- Statutory application fee £116
- Green Roof Biodiversity Management Plan dated May 2020, prepared by Green Infrastructure Consultancy
- Drawings, prepared by Barr Gazetas, as follows:

Drawing Reference Number	Drawing title	Scale and Size
1914-BG-01-LG-DR-A-30.604 REV P1	Drying room elevations	1:30 @ A1 / 1:60 @ A3
1914-BG-01-ZZ-DR-A-27.601 REV P1	Biodiverse Roof Details	1:200 @ A3 / 1:10 @ A3
1914-BG-ZZ-B1-DR-A-20.201 REV P5	Proposed Basement Plan	1:100 @ A1 / 1:200 @ A3
1914-BG-ZZ-LG-DR-A-30.603 REV P1	Cycle store elevations	1:30 @ A1 / 1:60 @ A3

Background

Planning permission (2019/6088/P) was formally granted by the Council on 1 May 2020 for the following development:

“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”.

The consent was granted subject to 12 conditions. This application provides information to discharge conditions 7 and 12 as follows:

‘Condition 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’.

'Condition 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'.

Submission of Details and Information

Condition 7 - The application seeks to discharge this condition by submitting details of secure and covered cycle storage for 35 cycles. We note condition 7 requires 38 cycle spaces however, during the course of the original permission it was agreed with Elaine Quigley that the basement cannot physically provide 38 spaces and therefore the provision of 33 spaces were agreed. The basement plan seeks to fully discharge this condition by providing a total of 35 cycle spaces which is more than previously agreed.

Condition 12 - This application seeks to fully discharge this condition by submitting a Green Roof Biodiversity Management Plan. The Plan specifically addresses sub section (i) a detailed maintenance scheme and (iii) details of planting species and density. Drawing 1914-BG-01-ZZ-DR-A-27.601 REV P1 provides manufactures details demonstrating the construction and materials used as per section (ii) of Condition 12. The information provided fully satisfies this condition.

We trust you have all the relevant information to register, validate and determine our application. We would be grateful if you could acknowledge receipt of this application and contact my colleague Mike Washbourne or myself should you have any queries.

Yours faithfully



**Raveen Matharu MRTPI
Planner**