

Application ref: 2020/2562/P
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Date: 22 September 2020

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Savills
33
Margaret Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
65 Kingsway
London
WC2B 6TD

Proposal: Details of secure cycle storage (condition 7) and living roof (condition 12) of planning permission 2019/6088/P dated 01/05/2020 for alterations and extensions to the office floors of the existing mixed use building

Drawing Nos: 1914-BG-01-B1-DR-A-20.201 rev P6; 1914-BG-01-00-DR-A-20.202 rev P4; 1914-BG-01-00-DR-A-20.211 rev P1; 1914-BG-01-LG-DR-A-30.603 rev P1; 1914-BG-01-ZZ-DR-A-27.601 rev P1; 1914-BG-01-LG-DR-A-30.604 rev P1; Extract from Parkis Basic brochure; Green roof biodiversity management plan prepared by Green Infrastructure Consultancy Ltd dated May 2020

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting permission-

Condition 7 - 35 cycle parking spaces would be provided internally within the building at basement level. Due to the restrictions in the floor to ceiling heights of the basement as well as the internal spatial restrictions it is only possible to provide this number using vertical racks (note: Camden has strict policies

against the use of vertical and semi-vertical stands and it is only accepting it in this instance due to the exceptional circumstances of this case). Following extensive negotiations during the course of the application regarding the number and design of the cycle racks the applicant has agreed to provide 3 gas assisted cycle racks. Cycle wheeling ramps from ground to basement level with automatic doors would ensure that bikes can be wheeled from ground to the basement cycle store. The Council's Transport Officer has confirmed that the number and design of the cycle spaces is satisfactory. The development is considered to provide adequate cycle parking facilities and would comply with the scheme's original intentions.

Condition 12 - A area of green roof planting would be provided along the edge of the roof of the new extension. A mix of planting species and density would be installed. This is considered to be suitable and would enhance the biodiversity of the site. The maintenance plan is considered sufficient to demonstrate that the planting will be adequately maintained. The Council's Tree officer has reviewed the information and advised that it is satisfactory. The details of the green roof and its maintenance plan would achieve a high quality landscaping scheme that would contribute to the visual amenity and character of the area. The condition can therefore be discharged.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies CC1, CC2, CC3, D1, D2, A3 and T1 of the London Borough of Camden Local Plan 2017.

- 2 An application to discharge condition 5a has been submitted and is currently pending consideration in relation to planning permission granted on 01/05/2020 (ref 2019/6088/P).
- 3 You are reminded that condition 5b (ventilation grills and external doors), condition 5c (roof terrace details), condition 5d (plant screen details), condition 5e (facing materials), condition 6 (means of enclosure of the roof terrace), and condition 10 of planning permission granted on 01/05/2020 (ref 2019/6088/P) are outstanding and require details to be submitted and approved.

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



Daniel Pope
Director of Economy, Regeneration and Investment

