

Application ref: 2020/4797/P  
Contact: Charlotte Meynell  
Tel: 020 7974 2598  
Email: [Charlotte.Meynell@camden.gov.uk](mailto:Charlotte.Meynell@camden.gov.uk)  
Date: 11 November 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Kingsway House**  
**103 Kingsway**  
**London**  
**WC2B 6QX**

Proposal: Amendment of condition 8 (London Underground Structural Matters) of planning permission 2016/3432/P granted on 23/11/2017 (for demolition of 6th and 7th floors and lift overrun and replacement with double mansard roof and set back 8th floor, with roof terrace above; internal reconfiguration to provide additional office and retail floorspace), to allow the details to be discharged in two stages.

Drawing Nos: 1415-0100-AP-101 Rev. P01; Letter of No Objection from London Underground Infrastructure Protection dated 27/08/2020; Covering Letter (prepared by Montagu Evans, dated 16/10/2020); Email correspondence between London Underground Infrastructure Protection and Elliott Wood Partnership Ltd.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 8 of planning permission 2016/3432/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 8**

a) The development hereby permitted shall not be commenced until detailed

design and method statements (in consultation with London Underground) for the enabling and demolition works have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures;
- provide confirmation that the loads on the London Underground tunnels will not be altered by the enabling works;
- provide confirmation that the enabling works will not adversely affect the tunnels with respect to ground movement, noise or vibration.

b) Prior to the commencement of any other works to any below or above ground structures, detailed design, load calculations and method statements (in consultation with London Underground) shall be submitted to and approved in writing by the local planning authority which:

- provide details on all structures;
- provide load calculations;
- accommodate the location of the existing London Underground structures and tunnels;
- accommodate ground movement arising from the construction thereof;
- mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with policy T3 of the Camden Local Plan 2017, London Plan 2015 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

Informative(s):

1 Reasons for granting approval:

This non-material amendment application seeks to amend the condition wording to allow condition 8 of planning permission 2016/3432/P to be discharged in two stages. This would allow the enabling and demolition works to commence prior to the preparation, submission and approval of the detailed design, load calculations and method statements for all other below or above ground structures.

The amendment is considered to be non-material as the details would still be submitted, considered and discharged; however, the timing would change to accord with the various parts of the development.

The submission includes confirmation from London Underground Infrastructure Protection that they have no objection to the commencement of enabling and demolition works at the site prior to the submission of detailed design, load

calculations and method statements for all other below or above ground structures. As such, it is considered that the proposed amendment to discharge the condition in two stages is acceptable.

The full impact of the scheme has already been assessed by virtue of the previous permission ref 2016/3432/P granted on 23/11/2017. It is considered that the changes do not affect the substance of the approved scheme nor the requirements of conditions of that permission and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to allowing the two-stage discharge of information relating to condition 8, and shall only be read in the context of the substantive permission granted under reference number 2016/3432/P, and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).