

Application ref: 2020/4407/P
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Date: 1 December 2020

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MONTAGU EVANS
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Kingsway House
103 Kingsway
London
WC2B 6QX

Proposal:

Details required by condition 8a (London Underground Structural Matters) of planning permission 2016/3432/P dated 23/11/2017 (as amended by 2020/4797/P dated 11/11/2020) 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 (Class B1a) and retail floor space (Class A1/A3)'.

Drawing Nos: 213461 - EWP-ZZ-00-SK-S-0017 Rev. T1; 213461-EWP-ZZ-00-SK-S-0018 Rev. P1; 213461-EWP-ZZ-00-SK-S-0019 Rev. P1 Enabling Works 250x700/1450 Column Detail; 213461-EWP-ZZ-00-SK-S-0019 Rev. P1 Enabling Works 250x700 Column and 250 Tk RC Wall Detail; Assessment of Impact of Redevelopment on Piccadilly Line Tunnels Revision 1 (prepared by Geotechnical Consulting Group, dated November 2018); Covering Letter (prepared by Montagu Evans, dated 17/11/2020); Demolition and Enabling Works Specification of Structural Works Ref. 213461 Rev. T1 (prepared by Elliott Wood Partnership Ltd, dated August 2019); Email correspondence between London Underground Infrastructure Protection and Elliott Wood Partnership Ltd; Letter of No Objection from London Underground Infrastructure Protection dated 27/08/2020; Structural Engineering Stage 3 Report 213461-REP-003 Rev. 02 (prepared by Elliott Wood Partnership Ltd, dated 19/10/2018).

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for approving details

The detailed design and method statement have been developed by the applicant's engineer in direct consultation with London Underground Limited (LUL). The submitted details have been assessed by LUL who confirmed that they consider the details to be sufficient to provide confirmation that the enabling works will not alter the loads on the London Underground tunnels and will not adversely affect the tunnels with respect to ground movement, noise or vibration. On this basis, condition 8(a) can be discharged.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the development does not impact on existing London Underground transport infrastructure, in accordance with policy T3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4, 7, 8(b) and 9 of planning permission ref. 2016/3432/P granted on 23/11/2017 (as amended by 2020/4797/P granted on 11/11/2020) 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
Chief Planning Officer