

Application ref: 2020/3969/P
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Date: 17 March 2021

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

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planning@camden.gov.uk

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Savills
33
Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
88 Kingsway
London
WC2B 6AA

Proposal:

Alterations to side door on Gate Street. Fenestration alterations to lightwell including replacement of windows with doors at 2nd, 4th and 6th floor to utilise existing gantries as terraces.

Drawing Nos: T91100 Rev.P01; T90100 Rev.P01; T10200 Rev.P01; T10201 Rev.P01; T10202 Rev.P01; T20100 Rev.P03; T20200 Rev.P03; T20201 Rev.P03; T20202 Rev.P03 and T20D01 Rev.P02.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

T91100 Rev.P01; T90100 Rev.P01; T10200 Rev.P01; T10201 Rev.P01;
T10202 Rev.P01; T20100 Rev.P03; T20200 Rev.P03; T20201 Rev.P03;
T20202 Rev.P03 and T20D01 Rev.P02.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The side door on Gate Street will be extended to align with new level threshold internally or replaced like for like to match existing design with a longer door to accommodate this access. The front entrance on the corner of Kingsway and Gate Street was revised to remain as existing as the originally proposed metal glazed replacement door was considered harmful to the character and appearance of the host property, streetscene and conservation area.

The proposal will also replace the windows within the lightwell with doors at 2nd, 4th and 6th floor to utilise existing gantries as terraces. It is noted that the both buildings that utilise the lightwell serve offices. The new doors white painted timber doors to with double glazing to match existing window design. The existing access doors will be replaced with black painted glazed aluminium doors. Public views of these alterations will be not be possible.

Overall the development is considered acceptable in terms of its scale, siting and detailed design. The revised proposal will not detract from the character and appearance of the host building or the wider conservation area.

It is also noted that both the host property and the neighbour at Kingsbourne House which share the light well are both in use as offices and there are no residential properties that face into the lightwell. Given the modest nature of the development in terms of its siting and scale it would not cause an unacceptable loss of amenity with regard to sunlight, daylight, outlook, overlooking, noise or light pollution.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The associated advertising consent was submitted under ref. 2020/4484/A.

No objections were received prior to making this decision. The CAAC removed their objection following revisions to the replacement door but made comments that the side door should be retained if possible and that they would encourage them to restore the two side windows to their original state. The side door will be extended or replaced like for like in terms of design and appearance and the windows do not form part of the application and it would be unreasonable to ask them to be included in a minor scheme. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan (2021) and of the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 printed name and title.

Daniel Pope
Chief Planning Officer