

Application ref: 2021/0471/L
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Date: 13 April 2021

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

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www.camden.gov.uk/planning

Savills
33
Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
65 Kingsway
London
WC2B 6TD

Proposal:

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.

Drawing Nos: Proposed drawings:

1914-BG-01-ZZ-DR-A-20.273 Proposed Wild Court Elevation; 1914-BG-01-ZZ-DR-A-20.272 Proposed Kingsway Elevation; 1914-BG-01-ZZ-DR-A-20.271 Proposed Keeley Street Elevation; 1914-BG-01-ZZ-DR-A-20.255 Proposed Section EE; 1914-BG-01-ZZ-DR-A-20.252 Proposed Section BB; 1914-BG-01-B1-DR-A-20.201 Proposed Basement Plan; 1914-BG-ZZ-07-DR-A-20.209 Proposed Seventh Floor Plan; 1914-BG-01-ZZ-DR-A-35.270 Proposed Historic Ceiling Detail - Ground Floor; 1914-BG-01-ZZ-DR-A-20.274 Proposed West Elevation; 1914-BG-01-03-DR-A-20.205 Proposed Third Floor Plan; 1914-BG-01-02-DR-A-20.204 Proposed Second Floor Plan; 1914-BG-01-01-DR-A-20.203 Proposed First Floor Plan; 1914-BG-01-00-DR-A-20.202 Proposed Ground Floor Plan; 1914-BG-01-08-DR-A-20.210 Proposed roof plan; 1914-BG-01-06-DR-A-20.208 Proposed Sixth Floor Plan; 1914-BG-01-05-DR-A-20.207 Proposed Fifth Floor Plan; 1914-BG-01-04-DR-A-20.206 Proposed Fourth Floor Plan;

2028 - 65 Kingsway - SK91 - Revised Planning (red) Rev; 1914-BG-01-ZZ-DR-A-20.301 Typical Core details; 1914-BG-01-00-DR-A-34.602 Kingsway Entrance Detail; 1914-BG-01-00-DR-A-33.611 Type 1 Replacement Window Details; 1914-BG-01-00-DR-A-33.612 Type 2 Replacement Window Details; 1914-BG-01-00-DR-A-33.613 Type 3 Replacement Window details; 1914-BG-01-00-DR-A-33.614 Type 4 Replacement Window details; 1914-BG-01-00-DR-A-33.615 Type 5 Window Detail

Demolition drawings:

1914-BG-01-ZZ-DR-A-15.273 Demolition Wild Court Elevation; 1914-BG-01-ZZ-DR-A-15.271 Demolition Keeley Street Elevation; 1914-BG-01-ZZ-DR-A-15.255 Demolition Section EE; 1914-BG-01-ZZ-DR-A-15.252 Demolition Section BB; 1914-BG-01-B1-DR-A-15.201 Demolition Basement Plan; 1914-BG-01-04-DR-A-15.206 Demolition Fourth Floor Plan; 1914-BG-01-03-DR-A-15.205 Demolition Third Floor Plan; 1914-BG-01-02-DR-A-15.204 Demolition Second Floor Plan; 1914-BG-01-01-DR-A-15.203 Demolition First Floor Plan; 1914-BG-01-00-DR-A-15.202 Demolition Ground Floor Plan; 1914-BG-01-07-DR-A-15.209 Demolition Seventh Floor Plan; 1914-BG-01-06-DR-A-15.208 Demolition Sixth Floor Plan; 1914-BG-01-05-DR-A-15.207 Demolition Fifth Floor Plan

Supporting drawings and documents:

1914-BG-01-ZZ-DR-A-00.100 Site Location Plan; 1914 Design and Access Statement P1 01.02.21

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Proposed drawings:

1914-BG-01-ZZ-DR-A-20.273 Proposed Wild Court Elevation; 1914-BG-01-ZZ-DR-A-20.272 Proposed Kingsway Elevation; 1914-BG-01-ZZ-DR-A-20.271 Proposed Keeley Street Elevation; 1914-BG-01-ZZ-DR-A-20.255 Proposed Section EE; 1914-BG-01-ZZ-DR-A-20.252 Proposed Section BB; 1914-BG-01-B1-DR-A-20.201 Proposed Basement Plan; 1914-BG-ZZ-07-DR-A-20.209 Proposed Seventh Floor Plan; 1914-BG-01-ZZ-DR-A-35.270 Proposed Historic Ceiling Detail - Ground Floor; 1914-BG-01-ZZ-DR-A-20.274 Proposed West Elevation; 1914-BG-01-03-DR-A-20.205 Proposed Third Floor Plan; 1914-BG-01-02-DR-A-20.204 Proposed Second Floor Plan; 1914-BG-01-01-DR-A-20.203 Proposed First Floor Plan; 1914-BG-01-00-DR-A-20.202 Proposed Ground Floor Plan; 1914-BG-01-08-DR-A-20.210 Proposed roof plan; 1914-BG-01-06-DR-A-20.208 Proposed Sixth Floor Plan; 1914-BG-01-05-DR-A-20.207 Proposed Fifth Floor Plan; 1914-BG-01-04-DR-A-20.206 Proposed Fourth Floor Plan; 2028 - 65 Kingsway - SK91 - Revised Planning (red) Rev;

1914-BG-01-ZZ-DR-A-20.301 Typical Core details; 1914-BG-01-00-DR-A-34.602 Kingsway Entrance Detail; 1914-BG-01-00-DR-A-33.611 Type 1 Replacement Window Details; 1914-BG-01-00-DR-A-33.612 Type 2 Replacement Window Details; 1914-BG-01-00-DR-A-33.613 Type 3 Replacement Window details; 1914-BG-01-00-DR-A-33.614 Type 4 Replacement Window details; 1914-BG-01-00-DR-A-33.615 Type 5 Window Detail

Demolition drawings:

1914-BG-01-ZZ-DR-A-15.273 Demolition Wild Court Elevation; 1914-BG-01-ZZ-DR-A-15.271 Demolition Keeley Street Elevation; 1914-BG-01-ZZ-DR-A-15.255 Demolition Section EE; 1914-BG-01-ZZ-DR-A-15.252 Demolition Section BB; 1914-BG-01-B1-DR-A-15.201 Demolition Basement Plan; 1914-BG-01-04-DR-A-15.206 Demolition Fourth Floor Plan; 1914-BG-01-03-DR-A-15.205 Demolition Third Floor Plan; 1914-BG-01-02-DR-A-15.204 Demolition Second Floor Plan; 1914-BG-01-01-DR-A-15.203 Demolition First Floor Plan; 1914-BG-01-00-DR-A-15.202 Demolition Ground Floor Plan; 1914-BG-01-07-DR-A-15.209 Demolition Seventh Floor Plan; 1914-BG-01-06-DR-A-15.208 Demolition Sixth Floor Plan; 1914-BG-01-05-DR-A-15.207 Demolition Fifth Floor Plan

Supporting drawings and documents:

1914-BG-01-ZZ-DR-A-00.100 Site Location Plan; 1914 Design and Access Statement P1 01.02.21

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Prior to the commencement of the relevant part of the works, a method statement including details of cleaning of the bricks shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including plans, elevations and section drawings (scale 1:10) of all

- joinery details including all new doors, and architraves;
- b) Details of all new or replacement architectural elements including replacement decorative ceilings;
 - c) Details including plans, elevations and sections at scale 1:10 of all new/reinstated flooring including manufacturers' specifications;
 - d) Details of internal historic details and materials that are to be reinstated or reproduced as specified in the approved plans;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting listed building consent (delegated):

This proposal seeks to amend the previously consented scheme (ref: 2019/6088/P and 2019/6270/L) for the refurbishment of Kodak House, 61-65 Kingsway, a Grade II listed building built in 1910.

The amended scheme retains the consented proposed alterations to the building. This includes:

- 1. The recladding of the 6th and 7th floors;
- 2. The removal of the unsightly existing lift over-run;
- 3. The rationalisation of plant work to the roof;
- 4. Renovation and improvements to the Keeley Street elevation to restore the historic appearance;
- 5. The replacement of the existing non original windows with metal Crittal style frames; and
- 6. Improvements to fenestration detail.

Modification to the approved scheme includes:

- 7. A reduction in the number of overall columns to be removed, as well as an amendment to the location of a small number of the removed columns.
- 8. The insertion of a partition at ground floor, located to the top of a small flight of steps from the main entrance.
- 9. Relocation of the consented position of the lift core by 300mm, adjusting the proportions of the structural wall of the core and altering the overall core footprint across all floors.
- 10. Changes to the finish of the vertical core and existing stair extension to white render.
- 11. New fire escape route for Soho Coffee, including replacement of the external door to Keeley Street elevation.
- 12. Reduction in demolition of the floor slab since the full extent of the consented demolition to the floor slab is not required.
- 13. Alteration to the roof layout. The overall extent of the proposed terrace has been reduced, and an additional door created to access the plant enclosures,

as well as a walkway installed to allow for maintenance.

14. Installation of additional transfer beams to the second floor slab in order to provide additional support to the structure above.

The modifications are considered not to further harm the architectural significance of the listed building.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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.

- 6 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer