

Application ref: 2021/0472/P
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Savills
33
Margaret Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
65 Kingsway
London
WC2B 6TD

Proposal: Amendment to condition 2 (approved plans) of planning permission granted on 01/05/2020 under ref 2019/6088/P for 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 all in association with the existing mixed use building THE CHANGES to the approved scheme include new soffit mounted lighting on Kingsway entrance, alteration to the ground floor door on Wild Court, new door to plant enclosure at roof level, abseil anchor point and high level walkway (within plant enclosure), and decrease in size of terrace area at roof level.

Drawing Nos: Approved drawings

1914-BG-01-00-DR-A-20.202 Rev P6; 1914-BG-01-01-DR-A-20.203 Rev P6; 1914-BG-01-03-DR-A-20.204 Rev P5; 1914-BG-01-03-DR-A-20.205 Rev P5; 1914-BG-01-04-DR-A-20.206 Rev P5; 1914-BG-01-05-DR-A-20.207 Rev P5; 1914-BG-01-06-DR-A-20.208 Rev P5; 1914-BG-01-08-DR-A-20.210 Rev P9; 1914-BG-01-B1-DR-A-20.201 Rev P7; 1914-BG-01-ZZ-DR-A-20.252 Rev P5; 1914-BG-01-ZZ-DR-A-20.255 Rev P9; 1914-BG-01-ZZ-DR-A-20.271 Rev P9; 1914-BG-01-ZZ-DR-A-20.272 Rev P6; 1914-BG-01-ZZ-DR-A-20.273 Rev P6; 1914-BG-01-ZZ-DR-A-20.274 Rev P6; 1914-BG-ZZ-07-DR-A-

20.209 Rev P5; 1914-BG-01-00-DR-A-15.202 Rev P5; 1914-BG-01-01-DR-A-15.203 Rev P6; 1914-BG-01-02-DR-A-15.204 Rev P5; 1914-BG-01-03-DR-A-15.205 Rev P5; 1914-BG-01-04-DR-A-15.206 Rev P5; 1914-BG-01-05-DR-A-15.207 Rev P5; 1914-BG-01-06-DR-A-15.208 Rev P5; 1914-BG-01-07-DR-A-15.209 Rev P5; 1914-BG-01-B1-DR-A-15.201 Rev P5; 1914-BG-01-ZZ-DR-A-15.252 Rev P5; 1914-BG-01-ZZ-DR-A-15.255 Rev P5; 1914-BG-01-ZZ-DR-A-15.271 Rev P5; 1914-BG-01-ZZ-DR-A-15.273 Rev P5; 1914-BG-01-00-DR-A-34.602 Rev P5; 1914-BG-01-ZZ-DR-A-20.301 Rev P5; 1914-BG-01-ZZ-DR-A-35.270 Rev P5.

Superseded drawings

1914-BG-01-ZZ-DR-A-00.100 Rev P4; 1914-BG-01-00-DR-A-20.202 Rev P4; 1914-BG-01-01-DR-A-20.203 Rev P4; 1914-BG-01-03-DR-A-20.204 Rev P4; 1914-BG-01-03-DR-A-20.205 Rev P4; 1914-BG-01-04-DR-A-20.206 Rev P4; 1914-BG-01-05-DR-A-20.207 Rev P4; 1914-BG-01-06-DR-A-20.208 Rev P4; 1914-BG-01-08-DR-A-20.210 Rev P8; 1914-BG-01-B1-DR-A-20.201 Rev P4; 1914-BG-01-ZZ-DR-A-20.252 Rev P4; 1914-BG-01-ZZ-DR-A-20.255 Rev P8; 1914-BG-01-ZZ-DR-A-20.271 Rev P7; 1914-BG-01-ZZ-DR-A-20.272 Rev P5; 1914-BG-01-ZZ-DR-A-20.273 Rev P5; 1914-BG-01-ZZ-DR-A-20.274 Rev P5; 1914-BG-ZZ-07-DR-A-20.209 Rev P4; 1914-BG-01-00-DR-A-15.202 Rev P4; 1914-BG-01-01-DR-A-15.203 Rev P4; 1914-BG-01-02-DR-A-15.204 Rev P4; 1914-BG-01-03-DR-A-15.205 Rev P4; 1914-BG-01-04-DR-A-15.206 Rev P4; 1914-BG-01-05-DR-A-15.207 Rev P4; 1914-BG-01-06-DR-A-15.208 Rev P4; 1914-BG-01-07-DR-A-15.209 Rev P4; 1914-BG-01-B1-DR-A-15.201 Rev P4; 1914-BG-01-ZZ-DR-A-15.252 Rev P4; 1914-BG-01-ZZ-DR-A-15.255 Rev P4; 1914-BG-01-ZZ-DR-A-15.271 Rev P4; 1914-BG-01-ZZ-DR-A-15.273 Rev P4; 1914-BG-01-00-DR-A-34.601 Rev P4; 1914-BG-01-ZZ-DR-A-20.301 Rev P4; 1914-BG-01-ZZ-DR-A-35.270 Rev P4.

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. 2 of planning permission 2019/6088/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

Existing plans:

1914-BG-01-ZZ-DR-A-00.100 Rev. P4; 1914-BG-01-ZZ-DR-A-10.101 Rev. P4; 1914-BG-01-00-DR-A-10.202 Rev. P4; 1914-BG-01-01-DR-A-10.203 Rev. P4; 1914-BG-01-02-DR-A-10.204 Rev. P4; 1914-BG-01-03-DR-A-10.205 Rev. P4; 1914-BG-01-04-DR-A-10.206 Rev. P4; 1914-BG-01-05-DR-A-10.207 Rev. P4; 1914-BG-01-06-DR-A-10.208 Rev. P4; 1914-BG-01-07-DR-A-10.209 Rev. P4; 1914-BG-01-08-DR-A-10.210 Rev. P4; 1914-BG-01-B1-DR-A-10.201 Rev. P4; 1914-BG-01-ZZ-DR-A-10.252 Rev. P4; 1914-BG-01-ZZ-DR-A-10.255 Rev. P4; 1914-BG-01-ZZ-DR-A-10.271 Rev. P4; 1914-BG-01-ZZ-DR-A-10.272 Rev. P4; 1914-BG-01-ZZ-DR-A-10.273 Rev. P4; 1914-BG-01-ZZ-DR-A-10.274 Rev. P4; 1914-BG-01-ZZ-DR-A-10.281 Rev. P4; 1914-BG-01-ZZ-DR-A-10.282 Rev. P4; 1914-BG-01-ZZ-DR-A-10.283 Rev. P4.

Demolition plans:

1914-BG-01-B1-DR-A-15.201 Rev. P5; 1914-BG-01-00-DR-A-15.202 Rev. P5; 1914-BG-01-01-DR-A-15.203 Rev. P6; 1914-BG-01-02-DR-A-15.204 Rev. P5; 1914-BG-01-03-DR-A-15.205 Rev. P5; 1914-BG-01-04-DR-A-15.206 Rev. P5; 1914-BG-01-05-DR-A-15.207 Rev. P5; 1914-BG-01-06-DR-A-15.208 Rev. P5;

1914-BG-01-07-DR-A-15.209 Rev. P5; 1914-BG-01-08-DR-A-15.210 Rev. P4;
1914-BG-01-ZZ-DR-A-15.252 Rev. P5; 1914-BG-01-ZZ-DR-A-15.255 Rev. P5;
1914-BG-01-ZZ-DR-A-15.271 Rev. P5; 1914-BG-01-ZZ-DR-A-15.272 Rev. P4;
1914-BG-01-ZZ-DR-A-15.273 Rev. P5; 1914-BG-01-ZZ-DR-A-15.274 Rev. P4;
1914-BG-01-ZZ-DR-A-15.281 Rev. P4; 1914-BG-01-ZZ-DR-A-15.282 Rev. P4;
1914-BG-01-ZZ-DR-A-15.283 Rev. P4

Proposed plans:

1914-BG-01-ZZ-DR-A-20.200 Rev. P4; 1914-BG-01-B1-DR-A-20.201 Rev. P7;
1914-BG-01-00-DR-A-20.202 Rev. P6; 1914-BG-01-01-DR-A-20.203 Rev. P6;
1914-BG-01-02-DR-A-20.204 Rev. P5; 1914-BG-01-03-DR-A-20.205 Rev. P5;
1914-BG-01-04-DR-A-20.206 Rev. P5; 1914-BG-01-05-DR-A-20.207 Rev. P5;
1914-BG-01-06-DR-A-20.208 Rev. P5; 1914-BG-01-07-DR-A-20.209 Rev. P5;
1914-BG-01-08-DR-A-20.210 Rev. P9; 1914-BG-01-ZZ-DR-A-20.252 Rev. P5;
1914-BG-01-ZZ-DR-A-20.255 Rev. P9; 1914-BG-01-ZZ-DR-A-20.271 Rev. P9;
1914-BG-01-ZZ-DR-A-20.272 Rev. P6; 1914-BG-01-ZZ-DR-A-20.273 Rev. P6;
1914-BG-01-ZZ-DR-A-20.274 Rev. P6; 1914-BG-01-ZZ-DR-A-20.281 Rev. P4;
1914-BG-01-ZZ-DR-A-20.282 Rev. P4; 1914-BG-01-ZZ-DR-A-20.283 Rev. P4;
1914-BG-01-00-DR-A-34.601 Rev. P4; 1914-BG-01-00-DR-A-34.602 Rev. P5;
1914-BG-01-ZZ-DR-A-10.370 Rev. P4; 1914-BG-01-ZZ-DR-A-15.370 Rev. P4;
1914-BG-01-ZZ-DR-A-20.301 Rev. P5; 1914-BG-01-ZZ-DR-A-33.601 Rev. P4;
1914-BG-01-ZZ-DR-A-33.602 Rev. P2; 1914-BG-01-ZZ-DR-A-35.270 Rev. P5;
1914-BG-01-ZZ-DR-A-35.271 Rev. P4; P1; 1914-BG-01-00-DR-A-20.211 Rev. P1;
1914-BG-01-ZZ-DR-A-20.275 Rev. P1; 1914-BG-01-ZZ-DR-A-20.276 Rev. P1.

Supporting documents:

Planning Report for Base Scheme produced by Heyne Tillett Steel dated
02/12/2019 rev B; Design and Access Statement produced by Barr Gazetas dated
29/11/2019; Area schedule prepared by Barr Gazetas dated 29/11/2019;
Environmental Noise Survey and Plant Noise Impact Assessment report produced
by Hann Tucker Associates dated 27/02/2020; Planning Note - Policy E2
'Employment premises and sites' produced by Savills dated March 2020; Revised
Note (18th March 2020); Plant Equipment Justification produced by Savills.

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

Informative(s):

1 Reason for granting approval-

Government guidance states that there is no statutory definition of 'non-material'. The National Planning Practice Guidance (NPPG) makes it clear that this is because whether changes are non-material is dependent on the context of the overall scheme. The proposed works are relatively minor in the context of the permitted scheme with alterations to Kingsway entrance with new soffit mounted lighting, roof alterations including new door to plant enclosure and the installation of an abseil anchor point and high level walkway (within plant enclosure) that would not form visually obtrusive features within the streetscene. The decrease in size of terrace area at roof level would not result in any external changes at roof level together with changes to external finishes to the core extension including change in

finish to white render and finish of the plant enclosure to grey metal cladding. They involve minor external changes that are not in visually prominent positions.

Overall, in the context of the approved scheme, the minor changes proposed are not considered to make a material difference to the approved scheme.

- 2 You are advised that this decision relates only to the changes set out above and within the submitted documents and shall only be read in the context of the substantive permission granted on 01/05/2020 under reference number 2019/6088/P and is bound by all the conditions and legal 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 printed name and title.

Daniel Pope
Chief Planning Officer

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