

10 November 2021



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Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 6 AND 10 OF PLANNING
PERMISSION 2019/6088/P AT KODAK HOUSE, 65 KINGSWAY, HOLBORN LONDON WC2B 6TD**

We are instructed on behalf of Kings Keeley Limited, to submit an application of details reserved by Conditions 6 and 10 pursuant to planning permission 2019/6088/P in respect of Kodak House, Holborn London, WC2B 6TD.

This application has been submitted via the Planning Portal (ref: PP-10380123) and comprises of the following information:

- This cover letter
- Statutory application fee £116
- Drawings to discharge condition 6:
 - 1914-BG-01-R1-DR-A-24.607 Roof Balustrade Details Rev P1
 - 1914-BG-01-R1-DR-A-30.608 Terrace Plan Rev P1
 - 1914-BG-01-R1-DR-A-30.609 Terrace Elevations Sheet 1 Rev P1
 - 1914-BG-01-R1-DR-A-30.610 Terrace Elevations Sheet 2 Rev P1
- Drawings to discharge condition 10:
 - 1914-BG-01-08-DR-A-20.215 Proposed roof plan Landscaping Rev P1
 - 1914-BG-01-R1-DR-A-24.607 Roof Balustrade Details Rev P1

Background

Planning permission (2019/6088/P) was formally granted by the Council on 1 May 2020 for the following development:

"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 planning permission was granted subject to 12 conditions. This application provides information to discharge conditions 6 and 10 as follows:

'Condition 6 - The use of the part of the roof as a terrace shall not commence until details of the means of enclosure have been submitted to and approved in writing by the Council. The means of enclosure of the roof terrace, when details have been agreed, shall be permanently retained thereafter'.

'Condition 10 - Prior to commencement of the relevant part of the works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved'.

Submission of Details and Information

Condition 6 - The application seeks to fully discharge this condition by submitting details of the roof terrace enclosure.

Condition 10 - The application seeks to fully discharge this condition by providing details of the hard and soft landscaping, means of enclosure of all un-built open areas. The consented scheme proposals did not comprise much hard and soft landscaping therefore the proposed roof plan which includes soft landscaping has been submitted to discharge this condition.

We trust you have all the relevant information to register, validate and determine our application. We would be grateful if you could acknowledge receipt of this application and contact my colleague Mike Washbourne or myself should you have any queries.

Yours faithfully

A handwritten signature in black ink, appearing to read "Raveen", with a stylized, flowing script.

Raveen Matharu MRTPI
Senior Planner