

Application ref: 2021/4057/P
Contact: Matthew Dempsey
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Date: 27 January 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Savills
33
Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
65 Kingsway
London
WC2B 6TD

Proposal:

Replacement of existing double doors on Keeley Street facing elevation with two single doors, associated to ref: 2021/4957/L.

Drawing Nos: Site Location Plan 1914-BG-01-ZZ-DR-A-00.100 P4, 1914-BG-01-ZZ-DR-A-10.271 P4, 1914-BG-02-00-DR-A-10.202 P1, 1914-BG-01-00-DR-A-20.370 P1, 1914-BG-01-00-DR-A-20.374 P1, 1914-BG-02-00-DR-A-20.202 P1, 1914-BG-01-00-DR-A-20.375 P1, 1914-BG-02-00-DR-A-20.271 P1. Design and Access statement 1914_02, Heritage Statement August 2021.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 1914-BG-01-ZZ-DR-A-00.100 P4, 1914-BG-01-ZZ-DR-A-10.271 P4, 1914-BG-02-00-DR-A-10.202 P1, 1914-BG-01-00-DR-A-20.370 P1, 1914-BG-01-00-DR-A-20.374 P1, 1914-BG-02-00-DR-A-20.202 P1, 1914-BG-01-00-DR-A-20.375 P1, 1914-BG-02-00-DR-A-20.271 P1. Design and Access statement 1914_02, Heritage Statement August 2021.

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

- 3 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The alterations to the entrance, proposing replacement of the existing glazed double doors with two sets of glazed single doors, is considered acceptable in terms of scale, design and materials. The new proposed glazed doors shall be black metal framed to match the existing arrangement. The alteration is considered quite minor and would be part of a wider site redevelopment which has already been approved. This specific proposal is required as part of fire escape arrangements.

Given the nature of the proposal, it is not considered to have any negative impact on neighbouring residential amenity in terms of loss of privacy, outlook or light.

The works are not considered to have a detrimental impact on the significance of the building, or its conservation area contribution. The Council's Conservation officer was consulted on the scheme and raised no objection.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

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

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer