

Application ref: 2021/4957/L
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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

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
65 Kingsway
London
WC2B 6TD

Proposal:

Replacement of existing double doors on Keeley Street facing elevation with two single doors, alterations to the internal staircase handrail at ground and first floor level and associated works.

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 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: 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: 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.

Informative(s):

- 1 Reasons for granting consent:

The alterations to the entrance, proposing replacement of the existing glazed double doors with two sets of glazed single doors, and; internal alterations to the staircase handrail are 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.

Internally the existing handrail to the stairs shall be increased in height by 345mm with new materials chosen to match the historic fabric. The proposed alteration to the handrail is considered to be the least harmful manner of achieving the required compliant height whilst maintaining the decorative aesthetic quality of the overall staircase. On balance, this intervention is considered acceptable.

The works are not considered to have a detrimental impact on the significance of the building, or its conservation area contribution, nor setting of the listed building.

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 listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings 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 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.
- 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 above the printed name and title.

Daniel Pope
Chief Planning Officer