

Application ref: 2021/5525/P  
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**Development Management**  
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Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**65 Kingsway**  
**London**  
**WC2B 6TD**

#### **Proposal:**

Details required by conditions 6 (means of enclosure for roof terrace) and 10 (landscaping details) of planning permission 2019/6088/P dated 01/05/2020 for alterations and extensions to the office floors of the existing mixed use building

Drawing Nos: Covering letter by Savills dated 10th November 2021; 1914-BG-01-R1-DR-A-24.607 rev P1; 1914-BG-01-R1-DR-A-30.608; 1914-BG-01-R1-DR-A-30.609 rev P1; 1914-BG-01-R1-DR-A-30.610 rev P1; 1914-BG-01-08-DR-A-20.215; 1914-BG-01-R1-DR-A-24.607 rev P1.

The Council has considered your application and decided to grant permission.

#### **Informative(s):**

##### **1 Reasons for granting approval -**

Condition 6 requires details of the means of enclosure of the roof terrace at 7th floor level to the office building to prevent any overlooking. The nearest residential properties would include Peabody Trust Estate which is approximately 72m to the south of the application site. The approved roof terrace would be located on the eastern front part of the roof that fronts onto

Kingsway. It would be enclosed by a 1.1m high metal railing that would be set back 7.2m from the southern and 7.8m from the eastern elevations of the building. Although open in their design, the railings and associated terrace are sufficiently distanced from any residential properties to ensure there would be no direct overlooking. Their design is considered satisfactory.

The details of the hard and soft landscaping include the flooring of the terrace area (tiles) surrounded by a biodiverse green roof whose details have been approved under ref 2020/2562/P. A modest perimeter of stone ballast extends about the outside of the entire roof area to allow for maintenance access to the roof plant area. The proposal would achieve a high quality of landscaping that contributes to the visual amenity and character of the area and the details are considered satisfactory.

The details are sufficient to discharge conditions 6 and 10 and are in general accordance with policies A1, A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 5b (ventilation grilles and external doors), condition 5c (roof terrace details), condition 5d (plant screen details) and condition 5e (facing materials) of planning permission granted on 01/05/2020 (ref 2019/6088/P) are outstanding and require details to be submitted and approved.

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



Daniel Pope  
Chief Planning Officer