

Application ref: 2022/0751/P
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Gerald Eve LLP
72 Welbeck 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:

CAA House
45-59 Kingsway
London
WC2B 6TE

Proposal: Amendments (changes to areas of demolition and regularisation of demolition drawings, and minor design changes) to planning permission ref 2021/1058/P dated 30/09/2021 which itself varied permission ref 2019/2773/P dated 26/11/2019 (for the removal of existing roof plant equipment at 1 Kemble Street and erection of a single storey facsimile floor plus one setback floor; removal of roof plant from 43-59 Kingsway and erection of a single storey set-back extension; removal and replacement of the glazing to the existing enclosure of the southern external stair on Kingsway and new glazing at ground floor level across the site; enclosing the redundant petrol filling station area with slimline glazing; facade cleaning; new landscaping and public realm works and internal alterations to both buildings in connection with their refurbishment and change of use from Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis) at part ground and basement levels.)

Drawing Nos:

Superseded drawings:

18077-SQP-ZZ-B2-DP-A-PL01002 rev A, 18077-SQP-ZZ-B1-DP-A-PL01003 rev A,
18077-SQP-ZZ-00-DP-A-PL01004 rev B, 18077-SQP-ZZ-01-DP-A-PL01006 rev A,
18077-SQP-ZZ-02-DP-A-PL01007 rev A, 18077-SQP-ZZ-03-DP-A-PL01008 rev A,
18077-SQP-ZZ-04-DP-A-PL01009 rev A, 18077-SQP-ZZ-05-DP-A-PL01010 rev A,
18077-SQP-ZZ-06-DP-A-PL01011 rev A, 18077-SQP-ZZ-07-DP-A-PL01012 rev A,
18077-SQP-ZZ-08-DP-A-PL01013 rev A, 18077-SQP-ZZ-09-DP-A-PL01014 rev A,

18077-SQP-ZZ-10-DP-A-PL01015 rev A, 18077-SQP-ZZ-11-DP-A-PL01016 rev A,
18077-SQP-ZZ-12-DP-A-PL01017 rev A, 18077-SQP-ZZ-13-DP-A-PL01018 rev A,
18077-SQP-ZZ-14-DP-A-PL01019 rev A, 18077-SQP-ZZ-15-DP-A-PL01019 rev A,
18077-SQP-ZZ-16-DP-A-PL01020 rev B, 18077-SQP-ZZ-RF-DP-A-PL01021 rev B,
18077-SQP-01-ZZ-DE-A-PL01300 rev B, 18077-SQP-01-ZZ-DE-A-PL01301 rev B,
18077-SQP-01-ZZ-DE-A-PL01302 rev B, 18077-SQP-01-ZZ-DE-A-PL01304 rev B,
18077-SQP-01-ZZ-DE-A-PL01305 rev B.

Amended drawings:

18077-SQP-ZZ-B2-DP-A-PL01002 Rev C, 18077-SQP-ZZ-B1-DP-A-PL01003 Rev C,
18077-SQP-ZZ-00-DP-A-PL01004 Rev E, 18077-SQP-ZZ-M1-DP-A-PL01005 Rev B,
18077-SQP-ZZ-01-DP-A-PL01006 Rev C, 18077-SQP-ZZ-02-DP-A-PL01007 Rev C,
18077-SQP-ZZ-03-DR-A-PL01008 Rev C, 18077-SQP-ZZ-04-DP-A-PL01009 Rev C,
18077-SQP-ZZ-05-DP-A-PL01010 Rev C, 18077-SQP-ZZ-06-DP-A-PL01011 Rev C,
18077-SQP-ZZ-07-DP-A-PL01012 Rev C, 18077-SQP-ZZ-08-DP-A-PL01013 Rev C,
18077-SQP-ZZ-09-DP-A-PL01014 Rev C, 18077-SQP-ZZ-10-DP-A-PL01015 Rev C,
18077-SQP-ZZ-11-DP-A-PL01016 Rev C, 18077-SQP-ZZ-12-DP-A-PL01017 Rev C,
18077-SQP-ZZ-13-DP-A-PL01018 Rev C, 18077-SQP-ZZ-14-DP-A-PL01019 Rev C,
18077-SQP-ZZ-15-DP-A-PL01020 Rev E, 18077-SQP-ZZ-RF-DP-A-PL01021 Rev D,
18077-SQP-01-ZZ-DE-A-PL01300 Rev D, 18077-SQP-01-ZZ-DE-A-PL01301 Rev D,
18077-SQP-01-ZZ-DE-A-PL01302 Rev D, 18077-SQP-01-ZZ-DE-A-PL01304 Rev D,
18077-SQP-01-ZZ-DE-A-PL01305 Rev D.

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 2021/1058/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings

18077-SQP-ZZ-ZZ-DP-A-PL00001 rev D, 18077-SQP-ZZ-B2-DP-A-PL00002 rev A,
18077-SQP-ZZ-B1-DP-A-PL00003 rev A, 18077-SQP-ZZ-00-DP-A-PL00004 rev A,
18077-SQP-ZZ-01-DP-A-PL00006 rev A, 18077-SQP-ZZ-02-DP-A-PL00007 rev A,
18077-SQP-ZZ-03-DP-A-PL00008 rev A, 18077-SQP-ZZ-04-DP-A-PL00009 rev A,
18077-SQP-ZZ-05-DP-A-PL00010 rev A, 18077-SQP-ZZ-06-DP-A-PL00011 rev A,
18077-SQP-ZZ-07-DP-A-PL00012 rev A, 18077-SQP-ZZ-08-DP-A-PL00013 rev A,
18077-SQP-ZZ-09-DP-A-PL00014 rev A, 18077-SQP-ZZ-10-DP-A-PL00015 rev A,
18077-SQP-ZZ-11-DP-A-PL00016 rev A, 18077-SQP-ZZ-12-DP-A-PL00017 rev A,
18077-SQP-ZZ-13-DP-A-PL00018 rev A, 18077-SQP-ZZ-14-DP-A-PL00019 rev A,
18077-SQP-ZZ-15-DP-A-PL00020 rev A, 18077-SQP-ZZ-RF-DP-A-PL00021 rev A,
18077-SQP-01-ZZ-DE-A-PL00300 rev B, 18077-SQP-01-ZZ-DE-A-PL00301 rev B,
18077-SQP-01-ZZ-DE-A-PL00302 rev B, 18077-SQP-01-ZZ-DE-A-PL00303 rev B,
18077-SQP-01-ZZ-DE-A-PL00304 rev B, 18077-SQP-01-ZZ-DS-A-PL00600 rev A.

Demolition drawings

18077-SQP-ZZ-B2-DP-A-PL01002 Rev C, 18077-SQP-ZZ-B1-DP-A-PL01003 Rev

C, 18077-SQP-ZZ-00-DP-A-PL01004 Rev E, 18077-SQP-ZZ-M1-DP-A-PL01005 Rev B, 18077-SQP-ZZ-01-DP-A-PL01006 Rev C, 18077-SQP-ZZ-02-DP-A-PL01007 Rev C, 18077-SQP-ZZ-03-DR-A-PL01008 Rev C, 18077-SQP-ZZ-04-DP-A-PL01009 Rev C, 18077-SQP-ZZ-05-DP-A-PL01010 Rev C, 18077-SQP-ZZ-06-DP-A-PL01011 Rev C, 18077-SQP-ZZ-07-DP-A-PL01012 Rev C, 18077-SQP-ZZ-08-DP-A-PL01013 Rev C, 18077-SQP-ZZ-09-DP-A-PL01014 Rev C, 18077-SQP-ZZ-10-DP-A-PL01015 Rev C, 18077-SQP-ZZ-11-DP-A-PL01016 Rev C, 18077-SQP-ZZ-12-DP-A-PL01017 Rev C, 18077-SQP-ZZ-13-DP-A-PL01018 Rev C, 18077-SQP-ZZ-14-DP-A-PL01019 Rev C, 18077-SQP-ZZ-15-DP-A-PL01020 Rev E, 18077-SQP-ZZ-RF-DP-A-PL01021 Rev D, 18077-SQP-01-ZZ-DE-A-PL01300 Rev D, 18077-SQP-01-ZZ-DE-A-PL01301 Rev D, 18077-SQP-01-ZZ-DE-A-PL01302 Rev D, 18077-SQP-01-ZZ-DE-A-PL01304 Rev D, 18077-SQP-01-ZZ-DE-A-PL01305 Rev D.

Proposed drawings

18077-SQP-ZZ-B2-DP-A-PL20002 rev D, 18077-SQP-ZZ-B1-DP-A-PL20003 rev D, 18077-SQP-ZZ-00-DP-A-PL20004 rev F, 18077-SQP-ZZ-M1-DP-A-PL20005 rev B, 18077-SQP-ZZ-01-DP-A-PL20006 rev C, 18077-SQP-ZZ-02-DP-A-PL20007 rev C, 18077-SQP-ZZ-03-DP-A-PL20008 rev C, 18077-SQP-ZZ-04-DP-A-PL20009 rev C, 18077-SQP-ZZ-05-DP-A-PL20010 rev C, 18077-SQP-ZZ-06-DP-A-PL20011 rev C, 18077-SQP-ZZ-07-DP-A-PL20012 rev C, 18077-SQP-ZZ-08-DP-A-PL20013 rev D, 18077-SQP-ZZ-09-DP-A-PL20014 rev D, 18077-SQP-ZZ-10-DP-A-PL20015 rev D, 18077-SQP-ZZ-11-DP-A-PL20016 rev D, 18077-SQP-ZZ-12-DP-A-PL20017 rev D, 18077-SQP-ZZ-13-DP-A-PL20018 rev D, 18077-SQP-ZZ-14-DP-A-PL20019 rev D, 18077-SQP-ZZ-15-DP-A-PL20020 rev D, 18077-SQP-ZZ-16-DP-A-PL20021 rev D, 18077-SQP-ZZ-17-DP-A-PL20022 rev D, 18077-SQP-ZZ-RF-DP-A-PL20023 rev D, 18077-SQP-01-ZZ-DE-A-PL20300 rev D, 18077-SQP-01-ZZ-DE-A-PL20301 rev D, 18077-SQP-01-ZZ-DE-A-PL20302 rev D, 18077-SQP-01-ZZ-DE-A-PL20303 rev D, 18077-SQP-01-ZZ-DE-A-PL20304 rev E, 18077-SQP-01-ZZ-DS-A-PL20600 rev D, 18077-GPB-ZZ-00-L-01000 rev P02, 18077-GPB-ZZ-00-L-01100 rev P02, 18077-GPB-ZZ-00-L-01300 rev P02, 18077-GPB-ZZ-00-L-01400 rev P02,

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

Informative(s):

1 Reason for granting approval:

The proposed amendments to the previously approved application include the following:

1. Changes to the approved areas of demolition - including additional areas to be demolished and retention of fabric in areas previously consented for demolition;
2. Design development changes; and
3. Regularisation of the demolition drawings.

The changes to the areas of proposed demolition are as a result of site discovery findings and the further development of the design as construction progresses on site. Following commencement of works on site, new areas of fabric have been discovered which were previously unknown and would interfere with the build out

of the approved scheme. A heritage note accompanies the application which concludes that most of the discoveries are of no interest (for example concrete soft spots) and some are of minor interest (e.g. areas of mosaic tiles at ground floor which were previously hidden by render). However, due to the poor and fragmented condition of these discoveries, they are of low significance. Camden's Conservation Officer agrees they are of low significance and their removal would not harm the significance of the building. It has been agreed that a photographic dossier, including the location of the elements noted on plans, shall be compiled, collating and recording all the relevant site findings during the on-going construction phase.

Additional areas of demolition are proposed compared to the consented scheme, but much of this comprises screed and paving which would not impact upon the significance of the building given the replacement finish would still be concrete as existing. Conversely, areas previously proposed for demolition are now proposed to be retained as it is no longer necessary to remove them to be able to implement the approved design. These include slabs at basement and ground floor levels, selected areas across ground to 8th floor level and a structural beam at mezzanine level.

Finally, the amendment application seeks to regularise the demolition drawing pack approved under the previous S73 and S19 permissions (refs: 2021/1058/P and 2021/1106/L) to rectify previous inconsistencies. For example, the previously approved demolition drawings omitted approved areas of demolition which were discussed as part of the design statement and assessed in the determination of the application. In addition, the removal and replacement of the southern stair enclosure with a like-for-like enclosure was shown on the previous S73 application but was not included on the drawings for stand-alone demolition proposals approved under refs: 2021/0318/L and 2021/0351/P. All areas of approved demolition are included in the new consolidated pack of demolition drawings for consistency.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not increase the size of the building or materially alter the appearance of the building or materially impact on the character and appearance of the adjacent Conservation Areas; and do not materially impact on any neighbours.

- 2 Overall, the proposed amendments would still ensure the development would preserve the special architectural and historic interest of the listed building, which resides largely in the principal external elevations of both buildings. The interiors of the building were originally designed to be flexible for the sake of commercial use and have since been extensively refurbished; therefore there is little of significance internally. The removal of additional areas of fabric, principally concrete screed, would not harm the significance of the building.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the approved scheme reference 2021/1058/P dated 30/09/2021.

- 3 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 30/09/2021 under reference number 2021/1058/P and is bound by all the conditions and 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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