

Application ref: 2022/0740/L  
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Date: 5 April 2022

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

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 listed building consent ref 2021/1106/L granted 30/09/2021 which amended consent ref 2019/2790/L granted 29/11/2019 (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; and associated works).

Drawing Nos: 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 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 the original consent reference 2019/2790/L granted 29/11/2019.

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:

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-RF-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.

#### Documents

Design and Access Statement dated May 2019 and Substitution Pack dated September 2019 prepared by Squire & Partners; Historic Building Report and Heritage Views Impact Assessment prepared by Donald Insall Associates dated May 2019; Design and Access Statement Landscape Addendum 5/3 2021 revision 30/4 2021; Addendum to the Historic Building Report and Heritage Views Impact Assessment 2019, dated March 2021; Design statement by Squire and Partners dated March 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
  - a) New railings shall be installed in accordance with details approved under ref: 2021/5159/L granted 17/12/2021, or with other such details submitted for approval which shall be at a scale of 1:10 and include materials, finish and method of fixing.
  - b) New doors shall be installed in accordance with details approved under ref: 2021/5181/L granted 17/12/2021, or with other such details submitted for approval which shall include plan, elevation and section drawings of all new doors at a scale of 1:10.
  - c) New windows shall be installed in accordance with details approved under ref: 2021/3397/L granted 07/09/2021 & 2022/0607/L granted 22/03/2022, or with other such details submitted for approval which shall include plan, elevation and section drawings at 1:10 of all new windows, including jambs, head, cill, and mullions where relevant.

- d) Kingsway shopfronts shall be installed in accordance with details approved under ref: 2021/5196/L granted 17/12/2021, or with other such details submitted for approval which shall include plan, elevation and section drawings at a scale of 1:20.
- e) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).
- f) Details and method statement for cleaning of concrete facades.
- g) Sample panel of concrete to be used for facsimile floor measuring no less than 1x1m to be erected on site.
- h) The new western canopy glazing shall be installed in accordance with details approved under ref: 2021/5160/L granted 17/12/2021, or with other such details submitted for approval which shall include plan, elevation and section drawings at a scale of 1:10 demonstrating join and method of fixing to historic fabric.
- i) The staircase reinstated to the northern end of Kingsway block shall be installed in accordance with details approved under ref: 2021/5196/L granted 17/12/2021, or with other such details as submitted for approval.
- j) Details of new external lighting strategy, including detailed drawings of light fittings, location and luminance levels.
- k) The new facsimile floor to 1 Kemble Street shall be installed in accordance with details approved under ref: 2021/5161/L granted 17/12/2021, or with other such details submitted for approval which shall include plan, elevation and section drawings at a scale of 1:20 showing detailing of the new floor and existing floor below.
- l) The UKPN substation wall treatment shall be installed in accordance with details approved under ref: 2021/5162/L granted 17/12/2021, or with other such details submitted for approval which shall include detailed drawings and sample of wall treatment
- m) All new services, including BWIC, risers, pipework, cabling, air handling equipment, extracts, louvres, sprinklers, health and safety equipment, and communications technology equipment.
- n) All new bat boxes.
- o) The extent and methodology of screed removal and replacement.
- p) Planters to the Link Bridge roof.
- q) Details of the biodiverse roof to the Kingsway building, including maintenance strategy.

The relevant part of the works shall be carried out in accordance with the

details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 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.

- 5 The removal/dismantling, retention and reinstatement of the concrete cornice of 1 Kemble Street shall be completed in accordance with the details approved under ref: 2021/3282/L approved 17/08/2021 or other such details including a method statement which shall be submitted to and approved in writing by the local planning authority.

The relevant works shall not be carried out other than in accordance with the details thus approved.

Reason: To safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting listed building consent-

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 some 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 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.

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.

No objections were received prior to the determination of this application. The site's planning history has been taken into account prior to making 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 Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

- 2 As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.
- 3 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.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer