

Application ref: 2022/2027/P
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Savills
33 Margaret Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
65 Kingsway
London
WC2B 6TD

Proposal:

Details of ventilation grilles and external doors (Condition 5b), roof enclosure (Condition 5c), louvred metal plant screen (Condition 5d) and facing materials (Condition 5e) required by planning permission ref 2019/6088/P dated 01/05/2020 for alterations to the existing building including recladding of 6th floor and rebuilding and recladding of 7th floor extension and other associated works.

Drawing Nos: 3435-01_Rev B; 3435-02_Rev B; 3435-03_Rev B; 3435-04_Rev B; DMS-286-ROOF-001_Rev C1; DMS-286-ROOF-002_Rev C1; DMS-286-ROOF-003_Rev C1; AU.21.003-ALF-XX-ZZ-DR-X-1123_Rev C01; AU.21.003-ALF-XX-ZZ-DR-X-1120_Rev C01; AU.21.003-ALF-XX-ZZ-DR-X-112_Rev C01; 1914-BG-01-R1-DR-A-24.607 rev P1; Discharge of conditions document prepared by Barr Gazetas dated 31/03/2022; External Material Note prepared by SPS D.M Steelworks Ltd; Extract from Wetherby Building Systems Limited prepared by BBA dated 2019.

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

Informative(s):

- 1 Reasons for granting approval:

The condition requires the submission of details of ventilation grilles and external doors, roof enclosure, metal louvred screen and facing materials. Condition 5a requiring the submission of window details has already been discharged (ref 2020/3026/P).

Condition 5b requires details of the new ventilation grilles on Keeley Street and Wild Court. These will be black powder coated aluminium to match the existing ventilation grilles along the Keeley Street elevation of the building. The new external doors on Keeley Street, Soho coffee house fire escape door and basement entrance at Keeley Street will be powder coated black aluminium. This is satisfactory for the secondary entrances to the building and is considered sufficient to discharge condition 5b.

The details of the means of enclosure for roof terrace to prevent overlooking (ref 2021/5525/P) were approved on 02/02/2022. The details included as part of this application are identical in terms of materials and design and will be simple black metal railings. This is considered an appropriate material and design for the historic building. The details are sufficient to discharge condition 5c.

The plant screen (condition 5d) will be in a grey metal material which is considered appropriate material and colour for the roof top plant screen. The details are sufficient to discharge condition 5d.

The zinc cladding to the external elevations at 6th and 7th floor level will be in pigment brown with the section above the Wild Court extension being white render cladding. The pigment brown zinc cladding would be in keeping with the historic 1920's extension on Kingsway and is considered acceptable. The white render cladding on Wild Street will be similar to the existing façade material below. The ground floor canopy fronting onto Keeley Street will be pressed metal black aluminium cladding. This is an appropriate material for this ground floor elevation. The details are sufficient to discharge condition 5e.

The proposed details are considered to be acceptable, particularly as it will tie in with existing elements on the host building.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and surrounding area.

As such, the details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 01/05/2020 (ref 2019/6088/P) have been 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:

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