

Application ref: 2023/1537/L  
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Date: 30 May 2023

**Development Management**  
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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:

**Space House**  
**1 Kemble Street and 43-59 Kingsway**  
**London**  
**WC2B 6TE**

Proposal:

Details of new bat boxes required by condition 3 (part n) of listed building consent 2022/4463/L granted 22/11/2022 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' (summary).

Drawing Nos: Planning Condition Discharge Report Conditions 3LBC n) 18077 Rev A dated April 2023, Cover letter dated 14 April 2023.

The Council has considered your application and decided to grant Approval of Details.

Informative(s):

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

Condition 3 (part n) required detailed drawings of all new bat boxes.

In response to advice from an ecologist, the most suitable location for the bat boxes is above the Filling Station canopy; two bat boxes are proposed to be

fixed to the facade of the precast ring beam.

In addition, the applicant is also proposing four invertebrate boxes, which will be located on the roof adjacent to the green roof to further improve the ecology, and four Swift boxes will be recessed at high level into the facade of the Kingsway extension to the north elevation.

As per the ecology report, the wildlife boxes will be inspected annually. Damaged boxes will be replaced as required. To minimise disturbance to wildlife, the boxes will not be opened. The details have been reviewed by the Council's Nature Conservation Officer who confirms the details are acceptable from a biodiversity perspective.

The boxes will be located sensitively, such that the character, appearance and special interest of the listed building would be preserved.

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

As such, the details are in general accordance with the requirements of policies A3 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 3 (parts e (part), j and p) of listed building consent 2022/3271/L granted 08/09/2022 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