

Application ref: 2023/1975/P  
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Date: 15 June 2023

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal:

Details of artificial lighting illuminance required by condition 13 of planning permission ref: 2021/1058/P dated 30/09/2021 (which amended 2019/2773/P dated 26/11/2019) for the change of use of Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis); 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 External Lighting by Atelier ten, revision 0 dated May 2023.

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

Informative(s):

- 1 Reasons for granting approval

Condition 13 required the applicant to submit details demonstrating that any

proposed artificial lighting would not increase the pre-existing illuminance at light sensitive receptor locations when the lights are operating.

A lighting report has been submitted which includes details of the proposed lighting strategy, illuminance levels, light fittings, light spill visuals and renders of the night time illumination. The report outlines the proposed external lighting scheme and the measures to limit light spill and upward light distribution as required within the ILP guidance notes on the reduction of obtrusive light GN01:2020. The statement also outlines the proposed road lighting scheme which shall be in accordance with BS5489-1:2013 and EN BS 13201-2:2015.

The lighting has been designed to provide sufficient lighting for safety and security within the public realm whilst remaining unobtrusive to neighbouring properties. The lighting would be controlled via photocell and time clock to ensure it is switched on at dusk and the majority switched off at a pre-determined curfew time to leave only security lighting overnight. The lighting would comprise; uplighting to illuminate the architectural columns to the south end of the Kingsway block and the ground floor columns of the tower, concealed lighting beneath planters and the vehicle ramp, wall mounted lighting to the loading bay zone, uplighting to the underside of the bridge connection, and concealed lighting to the handrails surrounding the roof terraces. All lighting would be either low level lighting or integrated into the landscaping, so there would be no lighting to the upper levels of the existing building facades.

The submitted details are considered acceptable and demonstrate that the proposed lighting scheme would be sensitive to its environment and neighbouring residential properties, and lux levels would be lower than the pre-existing levels. Although the loading bay lighting would be higher, this is necessary to meet current guidance and provide safety lighting.

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 buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are acceptable and would ensure the development safeguards the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 21 (Retail layout), 22 (Safety and security), and 23 (Restaurant management strategy) of planning permission 2021/1058/P dated 30/09/2021 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

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer