

Application ref: 2023/1969/L
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Date: 28 June 2023

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Gerald Eve LLP
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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 lighting strategy required by condition 3 (part j) 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 External Lighting Revision 0 dated May 2023, Cover letter dated 16 May 2023.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):

1 Reasons for granting approval

Condition 3 (part j) requires details of the new external lighting strategy, including detailed drawings of light fittings, location and luminance levels.

A detailed design document 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 statement outlines the proposed external lighting scheme and the measures to limit light spill and upward light distribution.

The lighting has been designed to provide sufficient lighting for safety and security within the public realm whilst remaining unobtrusive. 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 the architectural character, detailing and setting of the listed building, 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 details have been reviewed by the Council's Conservation Officer who confirms they are sufficient to discharge condition 3 (part j). The lighting strategy would safeguard the special architectural and historic interest of the building and would be of a high quality which would preserve the appearance and significance of the buildings.

The full impact of the proposed development has already been assessed.

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

- 2 You are reminded that condition 3 - parts E (part) and P of listed building consent 2022/4463/L granted 22/11/2022 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