

Application ref: 2023/3066/L
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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 lightning protection measures to re-discharge condition 3 (part m) 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 m ref. 18077 rev D, Cover letter dated 27 July 2023 and Heritage Note by Donald Insall Associates dated 21 July 2023.

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

- 1 Reasons for granting approval

Condition 3 (part m) required detailed drawings of all new services, including BWIC, risers, pipework, cabling, air handling equipment, extracts, louvres, sprinklers, health and safety equipment, and communications technology

equipment.

The condition was previously discharged under reference 2022/4760/L on 12/12/2022. The approved details included lightning protection measures, with the proposal involving the installation of 12 down conductors in the form of 8mm cabling fixed to the external columns. They were proposed to be spaced out evenly and aligned with the y-columns at ground level. Due to the relatively small size and even spacing, it was considered that these would not be visually intrusive, appearing as more of a joint within the columns, and as such, were considered to preserve the significance of the building.

Permission is now sought to re-discharge condition 3 part m with updated lightning protection details. They are largely identical to the details previously approved, with minor amendments to the cable routing at level 1 of the tower. The revised proposal is to terminate the lightning rod at the bottom of level 1 windows, entering the window through the mastic and connecting to the structural slab rebar, mitigating the need to wrap the lightning rod around the existing ring beam and omitting the need for a connection point to the Y-Columns. This is considered to be an improvement on the previous approach, which would be more visually discreet as there would be no visible cabling around the ring beam with less disruption to historic fabric.

The details have been reviewed by the Council's Conservation Officer who confirms they are acceptable and would safeguard the special architectural and historic interest of the building.

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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer