

Application ref: 2023/3369/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 revised smoke extract design to partially 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) - Smoke Extract ref. 18077 Rev C dated August 2023 and cover letter dated 16 August 2023.

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

Conditions And Reasons:

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 references 2022/4760/L on 12/12/2022 and 2023/3066/L on 14/09/2023.

Permission is now sought to re-discharge condition 3 part m following revisions to the smoke extract design for the Kingsway building and the Tower. The details for approval relate only to the smoke extract and all other details would remain as previously approved.

Following design development of the smoke ventilation strategy for the Tower Block, the original stair AOV has been slightly repositioned and an additional AOV is required. The stair AOV has been repositioned to ensure it sits within the stairs below. On the Kingsway block, due to the restrictions of the existing smoke shaft, the smoke vent fan and ductwork have been relocated to roof level. Alternative options were explored before it was concluded that this was the only viable location, and the applicant's design team have worked to ensure that the additional plant is not visible within long or short views from street level.

Updated and additional 3D views have been provided with the application to demonstrate that the equipment on both the tower and the Kingsway block would not be visible and there would therefore be no impact on the visual appearance of the approved scheme.

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 part P (details of link bridge planters) of listed building consent 2022/4463/L granted 22/11/2022 are outstanding and require details to be submitted and approved.

Details have been submitted for condition 3 parts E (concrete sample and balustrade details), and part a (revised details of terrace railings) and are under determination.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer