

Application ref: 2023/3556/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:

Revised details of terrace railings to partially re-discharge condition 3 (part a) 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: Letter dated 29/08/2023 and Planning Condition Discharge Report Conditions 3LBC a) ref 18077 rev C dated August 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 a) required details of new railings at a scale of 1:10 including materials, finish and method of fixing. The condition was previously discharged under reference 2021/5159/L on 17/12/2021.

The applicant is seeking to partially re-discharge the condition following design development which has led to amendments to the approved proposals. The amendments to the tower and Kingsway blocks are minor and involve the addition of a new horizontal bottom rail and additional support post to minimise the number of vertical bars penetrating the paving slabs. A small baffle would also be added to the top handrail to provide concealment of balustrade lighting. The materials, finish, layout and aesthetic of the balustrades would remain as previously approved.

The bridge link terrace railings originally proposed an aluminium top rail which is now proposed to be amended to brushed stainless steel to align with the proposed materials elsewhere on the building such as the flashing.

The details have been reviewed by the Council's Conservation Officer who confirms they are sufficient to re-discharge condition 3 (part a). The railings would be complementary and sympathetic to the host building with an appropriate method of fixing which would not unduly harm historic fabric. The proposals would safeguard the special architectural and historic interest of the building and ensure the new railings are of a high quality which would preserve the appearance of the buildings.

No responses were received prior to determination and 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.

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 2023.

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