

Application ref: 2023/3605/L
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

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:

Kingsway façade piers concrete sample and details of bridge link balcony balustrade required by condition 3 (part e) 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 e) ref. 18077 rev E dated August 2023 and cover letter dated 31 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 e) requires manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

A number of details have already been approved to partially discharge part (e) of condition 3 (under references 2022/1525/L, 2022/3513/L, 2023/1545/L and 2023/1977/L). The current application provides details of the Kingsway ground floor façade piers and the bridge link balconies balustrade. All other required details have been discharged under the above references, and these are the final remaining details required to fully discharge part (e) of condition 3.

A mould of the Kingsway façade piers had previously been taken which has been used to inform the design of the proposed replacements. The applicant has worked with a concrete specialist to ensure the final colour, texture, finish and patina are a good match for the original piers and a number of revisions were made in response to officer feedback to ensure that the final proposals closely match the original. Aluminium coping will be reinstated at the top of the piers, colour matched to the concrete piers.

The bridge link terrace balustrades are as per the detailed drawings submitted under 2023/3556/L. They are constructed of a stainless steel frame with clear glass infills which are a good match for the originals and in keeping with the design and materials of the existing building.

The details have been reviewed by the Council's Conservation Officer who confirms they are sufficient to discharge condition 3 (part e). The details 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. 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 planters to Link bridge roof) of listed building consent 2022/4463/L granted 22/11/2022 is 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