

Application ref: 2023/4663/L  
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Date: 11 December 2023

**Development Management**  
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Gerald Eve LLP  
One Fitzroy  
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W1T 3JJ

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 to discharge Condition 3(e) (Termination edge of the filling station canopy specifications) of planning references 2019/2773/P dated 26/11/29 & 2019/2790/L dated 26/11/2019 and 2022/4463/L dated 22/11/22 as amended by 2021/1058/P & 2021/1106/L dated 30/09/21 for the 'Change of use of Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis); 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 3LBCe October 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:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Condition Discharge Report Conditions 3LBCe October 2023

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for approval.

Condition 3(e) states that detailed drawings, or samples of materials as appropriate, in respect of the Kingsway ground floor façade piers concrete sample; Kingsway north elevation mosaic; general mosaic repairs; bridge link balconies balustrade; and glazing manifestations; and samples of those materials shall be submitted and approved.

The condition states that all other facing materials shall be installed in accordance with the details approved under reference 2022/1525/L dated 09/05/2022 and 2022/3513/L dated 12/09/2022.

This application seeks approval for the Filling Station Canopy roof edge termination material. These details have been reviewed and confirmed as acceptable by the Council's Conservation Team. The submitted details meet the requirements of Condition 3(e) in respect of the Filling Station Canopy roof edge termination material and therefore this part of the condition can be discharged.

The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2023.

- 2 You are reminded that Condition 3(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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer