

Application ref: 2023/4662/L
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 11 December 2023

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

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 3a (Link-Bridge Balustrade specifications) of planning references 2019/2773/P dated 26/11/29 & 2019/2790/L dated 26/11/2019 and 2022/4663/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: Covering Letter prepared by Gerald Eve and Planning Condition Discharge Report 3 LBC a), prepared by Squire and Partners dated 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:

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.

On 17 December 2021, details of all new railings required by Condition 3(a) of listed building consent ref. 2022/4463/L were approved under application reference 2021/5159/L, including details of the Tower extension terrace balustrade, the Kingsway terrace balustrades and the Link Bridge level 3 balustrade.

On 9 October 2023, revised railing details in respect of the Tower Block and Kingsway Block roof terrace balustrades were approved under condition 3 part a (ref. 2023/3556/L).

The applicant wishes to re-discharge the details of the Bridge-Link Level 1 and 2 balcony balustrade design. The proposed detailed drawings have been reviewed by the Council's Conservation team, who deem the materials, finish, and method of fixing to be acceptable.

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.

It is considered that the details submitted meet the requirements of Condition 3(a), and would safeguard the appearance of the site and surrounding area. As such, this part of the condition can be re-discharged. The details are in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that Condition 3(p) (details of link bridge planters) of listed building consent 2022/4463/L granted on 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer