

Application ref: 2024/0147/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 23 January 2024

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

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Space House
1 Kemble Street and 43-59 Kingsway
London
WC2B 6TE

Proposal: Details to discharge Condition 18 (Hard & Soft Landscaping) of planning reference 2019/2773/P dated 26/11/19 as varied by 2021/1058/P dated 30/09/21 for 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; removal and replacement of the glazing to the existing enclosure of the southern external stair on Kingsway and new glazing at ground floor level across the site; enclosing the redundant petrol filling station area with slimline glazing; facade cleaning; new landscaping and public realm works and internal alterations to both buildings in connection with their refurbishment and change of use from Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis) at part ground and basement levels.

Drawing Nos: 360 Landscape Planning Railing Addendum and Cover Letter Ref. 240115

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval:

Details pursuant to Condition 18 were originally approved under application Ref. 2022/5072/P dated 19/12/2022. The approved details included the railings' design at the kidney bean structure in the public realm.

Since the details were approved, the design team has reviewed the design details of the kidney bean railings. The previously approved design has been found to not comply with building regulations due to its low height in relation to the listed vent structure. This revised design increases height in the required areas with the same materiality. The Council's Conservation Officer has been consulted and does not object to the proposal.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or neighbouring amenity.

As such, the submitted details are acceptable and would ensure the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2 (Open space), A3 (Biodiversity), D1 (Design) and D2 (Heritage) 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 2021.

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