

Application ref: 2024/0771/L
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Date: 13 March 2024

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Gerald Eve LLP
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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:

Details to discharge Condition 3j (Details of External Lighting) of Listed Building Consent 2022/4663/L dated 22/11/23 for amendments (involving demolition of concrete piers to Kingsway elevation and like-for-like replacement) to listed building consent 2022/3271/L granted 08/09/2022 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; 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: External Lighting Report Revision 1 dated 1st Feb

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 Reasons for granting approval:

Condition 3 (part j) requires details of the new external lighting strategy, including detailed drawings of light fittings, location and luminance levels. This condition has been previously discharged under ref. 2023/1969/L dated 28 June 2023. This approval of details application makes minor updates to the emergency lighting only which are acceptable, all other aspects remain the same as previously approved.

A detailed design document has been submitted which includes details of the proposed lighting strategy, illuminance levels, light fittings, light spill visuals and renders of the night time illumination. The statement outlines the proposed external lighting scheme and the measures to limit light spill and upward light distribution.

The lighting has been designed to provide sufficient lighting for safety and security within the public realm whilst remaining unobtrusive. The lighting would be controlled via photocell and time clock to ensure it is switched on at dusk and the majority switched off at a pre-determined curfew time to leave only security lighting overnight. The lighting would comprise uplighting to illuminate the architectural columns to the south end of the Kingsway block and the ground floor columns of the tower, concealed lighting beneath planters and the vehicle ramp, wall-mounted lighting to the loading bay zone, uplighting to the underside of the bridge connection and concealed lighting to the handrails surrounding the roof terraces. All lighting would be either low level lighting or integrated into the landscaping, so there would be no lighting to the upper levels of the existing building facades.

The submitted details are considered acceptable and demonstrate that the proposed lighting scheme would be sensitive to the architectural character, detailing, and setting of the listed building, and lux levels would be lower than the pre-existing levels. Although the loading bay lighting would be higher, this is necessary to meet current guidance and provide safety lighting.

The details have been reviewed by the Council's Conservation Officer who confirms they are sufficient to discharge condition 3 (part j). The lighting strategy 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.

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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer