

Application ref: 2024/5146/L
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Firstplan
Broadwall House
21 Broadwall
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Space House
1 Kemble Street
London
WC2B 4AN

Proposal:

Internal fit-out of 7th floor.

Drawing Nos: Block Plan; Site Location Plan; Schedule of Alterations; Drawing No. 33194-01-07-EX (Drawing Title: Seventh Floor Existing Floor Plan); Drawing No. 33194-01-07-SP-D (Drawing Title: Seventh Floor Proposed Floor Plan); Drawing No. 33194-01-07-WFIN (Drawing Title: Seventh Floor Wall Finishes); Drawing No. 33194-01-07-SCD (Drawing Title: Seventh Floor Suspended Ceiling Detail); Drawing No. 33194-01-07-HLL-SO (Drawing Title: Seventh Floor High Level Lighting Strip Out); Drawing No. 33194-01-07-HLL (Drawing Title: Seventh Floor High Level Lighting Layout); Drawing No. 33194-01-07-FFIN (Drawing Title: Seventh Floor Floor Finishes); Drawing No. 33194-01-07-FP (Drawing Title: Seventh Floor Fire Protection Layout); Drawing No. 33194-01-07-CP (Drawing Title: Seventh Floor Ceiling Plan).

The Council has considered your application and decided to grant Listed Building Consent 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:

Block Plan; Site Location Plan; Schedule of Alterations; Drawing No. 33194-01-07-EX (Drawing Title: Seventh Floor Existing Floor Plan); Drawing No. 33194-01-07-SP-D (Drawing Title: Seventh Floor Proposed Floor Plan); Drawing No. 33194-01-07-WFIN (Drawing Title: Seventh Floor Wall Finishes); Drawing No. 33194-01-07-SCD (Drawing Title: Seventh Floor Suspended Ceiling Detail); Drawing No. 33194-01-07-HLL-SO (Drawing Title: Seventh Floor High Level Lighting Strip Out); Drawing No. 33194-01-07-HLL (Drawing Title: Seventh Floor High Level Lighting Layout); Drawing No. 33194-01-07-FFIN (Drawing Title: Seventh Floor Floor Finishes); Drawing No. 33194-01-07-FP (Drawing Title: Seventh Floor Fire Protection Layout); Drawing No. 33194-01-07-CP (Drawing Title: Seventh Floor Ceiling Plan).

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 granting listed Building consent:

Space House is a speculative office development (1964-8) by George Marsh of Richard Seifert & Partners for the developer Harry Hyams.

The site is a GII listed building located within the Kingsway Conservation Area. Its significance includes its architectural design and materials, floorplan, townscape value and its evidential value as a late twentieth-century speculative office buildings; one of London's most icon buildings from the 1960's commercial property boom.

The development comprises two buildings: an eight-storey slab block (45-59 Kingsway) to the east, and a 17-storey cylindrical tower (1 Kemble Street) to the west, linked at first- and second-floor level by an enclosed bridge. Both

blocks combine in-situ concrete construction with a structural outer grid of precast units, the latter allowing for rapid construction without the need for scaffolding.

The proposal covers the internal fit-out of 7th floor of the Kingsway Building.

The proposal is considered not to impact on the architectural significance of the building as the external appearance remains unchanged. Internally the floor was designed as open plan, to be flexibly used and subdivided depending on the user. All works are reversible and therefore preserve the special interest of the listed building.

This proposal is for internal works to a Grade II listed building. In line with the Statement of Community Involvement the application was not publicised as there is no statutory requirement to consult.

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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 be 'DRP', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer