

Application ref: 2025/2175/L
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
Date: 28 May 2025

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

Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH
United Kingdom

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 Alterations to Second floor.

Drawing Nos: Heritage Statement; Second Floor Site Location Plan (Drawing No. 00000-02-SITE); Second Floor Heritage Drawing (Drawing No. 00000-02-GA); Second Floor Existing Cat A (Drawing No. 00000-02-EX); Second Floor Suspended Framework Detail (Drawing No. 00000-02-SEC.01).

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:

Heritage Statement; Second Floor Site Location Plan (Drawing No. 00000-02-SITE); Second Floor Heritage Drawing (Drawing No. 00000-02-GA); Second Floor Existing Cat A (Drawing No. 00000-02-EX); Second Floor Suspended Framework Detail (Drawing No. 00000-02-SEC.01).

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 building is listed Grade II.

The internal layout of the building was subjected to refurbishment in 1996 and 2003. More recently (ref 2019/2773/P + 2019/2790/L) planning permission and listed building consent were granted for a comprehensive refurbishment scheme, which sought to upgrade the building to contemporary standards while respecting and enhancing its architectural character.

The Significance of Space House is principally derived from its status as an exemplar of 1960s British modernist architecture and the innovative methods used in its construction.

The proposed works are limited to internal alterations only. The scheme can be summarised as a light-touch internal fit-out of part of the second floor, including new partitions, kitchen points, flooring, joinery, and services. All changes are non-structural, fully reversible, and designed to avoid harm to the historic fabric. The works are considered not to harm the architectural significance of the listed building.

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

The works do not affect the exterior of the building or its contribution to the wider conservation area.

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.

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 read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer