

Application ref: 2020/1622/P
Contact: Laura Hazelton
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Date: 23 April 2020

Development Management
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Miss Katie Fong
72 Welbeck Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Pre-demolition and refurbishment asbestos survey required by condition 10 of planning permission ref: 2019/2773/P dated 26/11/2019 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: Intrusive pre-demolition and refurbishment asbestos survey, prepared by Environmental Essentials Ltd; and Testing and Inspection Accreditation Certificates for Environmental Essentials Ltd., as issued by UKAS.

Informative(s):

1 Reason for granting permission

An intrusive pre-demolition and refurbishment asbestos survey has been submitted supported by an appropriate mitigation scheme to control risks to

future occupiers.

The survey has been reviewed by the Council's Environmental Health Officer (EHO) who has confirmed that the scheme has been written by a suitably qualified person, and the certificates of accreditation demonstrate Environmental Essentials Ltd are technically competent in terms of laboratory testing and surveying of asbestos, thus compliant with Regulation 10 (Information, instruction and training) of Control of Asbestos Regulations 2012.

After the submission of further details, the Council's EHO has confirmed that the asbestos survey reports and confirmation that the asbestos removal works will be both licenced and non-licensed will enable the refurbishment contractor to comply with CAR 2012, the Defective Premises Act 1972, the Health and Safety at Work Act 1974, the Management of Health and Safety at Work Regulations 1999 and the Construction (Design and Management) Regulations 2015.

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 on neighbouring amenity.

As such, the submitted details are acceptable and would protect future occupiers of the development from the possible contamination arising in connection with the buildings on the site in accordance with policies A1 (Managing impact of development), C1 (Health) and CC5 (Waste) of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 13 (Artificial Lighting), 14 (Solar PV feasibility and details), 15 (Sustainable urban drainage), 18 (Landscape details), 21 (Retail layout), 22 (Safety and security), and 23 (Restaurant management strategy) of planning permission granted on 26/11/2019 under reference 2019/2773/P are outstanding and require details to be submitted and approved.

Details have been submitted for condition 16 (Air quality) which are pending determination.

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 2019.

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