

Application ref: 2019/2790/L
Contact: Laura Hazelton
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Date: 29 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal: 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:

Existing drawings

18077-SQP-ZZ-ZZ-DP-A-PL00001 rev A, 18077-SQP-ZZ-B2-DP-A-PL00002 rev A,
18077-SQP-ZZ-B1-DP-A-PL00003 rev A, 18077-SQP-ZZ-00-DP-A-PL00004 rev A,
18077-SQP-ZZ-01-DP-A-PL00006 rev A, 18077-SQP-ZZ-02-DP-A-PL00007 rev A,
18077-SQP-ZZ-03-DP-A-PL00008 rev A, 18077-SQP-ZZ-04-DP-A-PL00009 rev A,
18077-SQP-ZZ-05-DP-A-PL00010 rev A, 18077-SQP-ZZ-06-DP-A-PL00011 rev A,
18077-SQP-ZZ-07-DP-A-PL00012 rev A, 18077-SQP-ZZ-08-DP-A-PL00013 rev A,
18077-SQP-ZZ-09-DP-A-PL00014 rev A, 18077-SQP-ZZ-10-DP-A-PL00015 rev A,

18077-SQP-ZZ-11-DP-A-PL00016 rev A, 18077-SQP-ZZ-12-DP-A-PL00017 rev A,
18077-SQP-ZZ-13-DP-A-PL00018 rev A, 18077-SQP-ZZ-14-DP-A-PL00019 rev A,
18077-SQP-ZZ-15-DP-A-PL00020 rev A, 18077-SQP-ZZ-RF-DP-A-PL00021 rev A,
18077-SQP-01-ZZ-DE-A-PL00300 rev B, 18077-SQP-01-ZZ-DE-A-PL00301 rev B,
18077-SQP-01-ZZ-DE-A-PL00302 rev B, 18077-SQP-01-ZZ-DE-A-PL00303 rev B,
18077-SQP-01-ZZ-DE-A-PL00304 rev B, 18077-SQP-01-ZZ-DS-A-PL00600 rev A.

Demolition drawings

18077-SQP-ZZ-B2-DP-A-PL01002 rev A, 18077-SQP-ZZ-B1-DP-A-PL01003 rev A,
18077-SQP-ZZ-00-DP-A-PL01004 rev B, 18077-SQP-ZZ-01-DP-A-PL01006 rev A,
18077-SQP-ZZ-02-DP-A-PL01007 rev A, 18077-SQP-ZZ-03-DP-A-PL01008 rev A,
18077-SQP-ZZ-04-DP-A-PL01009 rev A, 18077-SQP-ZZ-05-DP-A-PL01010 rev A,
18077-SQP-ZZ-06-DP-A-PL01011 rev A, 18077-SQP-ZZ-07-DP-A-PL01012 rev A,
18077-SQP-ZZ-08-DP-A-PL01013 rev A, 18077-SQP-ZZ-09-DP-A-PL01014 rev A,
18077-SQP-ZZ-10-DP-A-PL01015 rev A, 18077-SQP-ZZ-11-DP-A-PL01016 rev A,
18077-SQP-ZZ-12-DP-A-PL01017 rev A, 18077-SQP-ZZ-13-DP-A-PL01018 rev A,
18077-SQP-ZZ-14-DP-A-PL01019 rev A, 18077-SQP-ZZ-15-DP-A-PL01019 rev A,
18077-SQP-ZZ-16-DP-A-PL01020 rev B, 18077-SQP-ZZ-RF-DP-A-PL01021 rev B,
18077-SQP-01-ZZ-DE-A-PL01300 rev B, 18077-SQP-01-ZZ-DE-A-PL01301 rev B,
18077-SQP-01-ZZ-DE-A-PL01302 rev B, 18077-SQP-01-ZZ-DE-A-PL01304 rev B,
18077-SQP-01-ZZ-DE-A-PL01305 rev B.

Proposed drawings

18077-SQP-ZZ-B2-DP-A-PL20002 rev A, 18077-SQP-ZZ-B1-DP-A-PL20003 rev A,
18077-SQP-ZZ-00-DP-A-PL20004 rev B, 18077-SQP-ZZ-01-DP-A-PL20006 rev A,
18077-SQP-ZZ-02-DP-A-PL20007 rev A, 18077-SQP-ZZ-03-DP-A-PL20008 rev A,
18077-SQP-ZZ-04-DP-A-PL20009 rev A, 18077-SQP-ZZ-05-DP-A-PL20010 rev A,
18077-SQP-ZZ-06-DP-A-PL20011 rev A, 18077-SQP-ZZ-07-DP-A-PL20012 rev A,
18077-SQP-ZZ-08-DP-A-PL20013 rev B, 18077-SQP-ZZ-09-DP-A-PL20014 rev B,
18077-SQP-ZZ-10-DP-A-PL20015 rev B, 18077-SQP-ZZ-11-DP-A-PL20016 rev B,
18077-SQP-ZZ-12-DP-A-PL20017 rev B, 18077-SQP-ZZ-13-DP-A-PL20018 rev B,
18077-SQP-ZZ-14-DP-A-PL20019 rev B, 18077-SQP-ZZ-15-DP-A-PL20020 rev B,
18077-SQP-ZZ-16-DP-A-PL20021 rev B, 18077-SQP-ZZ-RF-DP-A-PL20022 rev B,
18077-SQP-ZZ-RF-DP-A-PL20023 rev B, 18077-SQP-01-ZZ-DE-A-PL20300 rev B,
18077-SQP-01-ZZ-DE-A-PL20301 rev B, 18077-SQP-01-ZZ-DE-A-PL20302 rev B,
18077-SQP-01-ZZ-DE-A-PL20303 rev B, 18077-SQP-01-ZZ-DE-A-PL20304 rev B,
18077-SQP-01-ZZ-DS-A-PL20600 rev B.

Documents

Design and Access Statement dated May 2019 and Substitution Pack dated
September 2019 prepared by Squire & Partners;
Historic Building Report and Heritage Views Impact Assessment prepared by Donald
Insall Associates dated May 2019;
Town Planning Statement prepared by Gerald Eve LLP dated 24 May 2019;
Daylight and Sunlight Report dated May 2019 prepared by Point 2 Surveyors;
Energy Statement - State 2 ref: 8099 issue no.11 dated 07/09/2019 prepared by RES;
Sustainability statement ref: 8099 issue no.3 dated 21/05/2019 prepared by RES;
Drainage Strategy Report ref: 101478-PF-ZZ-XX-RPT-D-0001 dated May 2019
prepared by Pell Frischmann;
Air Quality Assessment ref: 25738-RP-SU-001 dated 20 May 2019 prepared by Hilson
Moran;
Transport Statement dated May 2019 prepared by Caneparo Associates;

Outline Construction Logistics Plan dated August 2019 prepared by Caneparo Associates;
 Structural Summary Report dated May 2019 prepared by Pell Frischmann;
 Geotechnical & Geo-Environmental Desk Study dated January 2019 prepared by Pell Frischmann;
 A1/A3 Retail Units Ventilation Strategy ref: R07 prepared by Long and Partners;
 Draft Construction Management Plan prepared by Aecom;
 Operational Waste and Recycling Management Strategy dated May 2019 prepared by Aecom;
 Landscape Design & Access Statement dated May 2019 prepared by Gustafson Porter and Bowman;
 Framework Operational Management Plan dated May 2019 prepared by Seaforth Land;
 Environmental Noise Survey Report ref 25748/ENS Rev3 dated 12 July 2019 prepared by Hann Tucker;
 Statement of community involvement dated May 2019 prepared by London Communications Agency.

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 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings

18077-SQP-ZZ-ZZ-DP-A-PL00001 rev A, 18077-SQP-ZZ-B2-DP-A-PL00002 rev A, 18077-SQP-ZZ-B1-DP-A-PL00003 rev A, 18077-SQP-ZZ-00-DP-A-PL00004 rev A, 18077-SQP-ZZ-01-DP-A-PL00006 rev A, 18077-SQP-ZZ-02-DP-A-PL00007 rev A, 18077-SQP-ZZ-03-DP-A-PL00008 rev A, 18077-SQP-ZZ-04-DP-A-PL00009 rev A, 18077-SQP-ZZ-05-DP-A-PL00010 rev A, 18077-SQP-ZZ-06-DP-A-PL00011 rev A, 18077-SQP-ZZ-07-DP-A-PL00012 rev A, 18077-SQP-ZZ-08-DP-A-PL00013 rev A, 18077-SQP-ZZ-09-DP-A-PL00014 rev A, 18077-SQP-ZZ-10-DP-A-PL00015 rev A, 18077-SQP-ZZ-11-DP-A-PL00016 rev A, 18077-SQP-ZZ-12-DP-A-PL00017 rev A, 18077-SQP-ZZ-13-DP-A-PL00018 rev A, 18077-SQP-ZZ-14-DP-A-PL00019 rev A, 18077-SQP-ZZ-15-DP-A-PL00020 rev A, 18077-SQP-ZZ-RF-DP-A-PL00021 rev A, 18077-SQP-01-ZZ-DE-A-PL00300 rev B, 18077-SQP-01-ZZ-DE-A-PL00301 rev B, 18077-SQP-01-ZZ-DE-A-PL00302 rev B, 18077-SQP-01-ZZ-DE-A-PL00303 rev B, 18077-SQP-01-ZZ-DE-A-PL00304 rev B, 18077-SQP-01-ZZ-DS-A-PL00600 rev A.

Demolition drawings

18077-SQP-ZZ-B2-DP-A-PL01002 rev A, 18077-SQP-ZZ-B1-DP-A-PL01003 rev A, 18077-SQP-ZZ-00-DP-A-PL01004 rev B, 18077-SQP-ZZ-01-DP-A-PL01006 rev A, 18077-SQP-ZZ-02-DP-A-PL01007 rev A, 18077-SQP-ZZ-03-DP-A-PL01008 rev A, 18077-SQP-ZZ-04-DP-A-PL01009 rev A, 18077-SQP-ZZ-05-DP-A-PL01010 rev A, 18077-SQP-ZZ-06-DP-A-PL01011 rev A, 18077-SQP-ZZ-07-DP-A-PL01012 rev A, 18077-SQP-ZZ-08-DP-A-PL01013 rev A, 18077-SQP-ZZ-09-DP-A-PL01014 rev A, 18077-SQP-ZZ-10-DP-A-PL01015 rev A, 18077-SQP-ZZ-11-DP-A-PL01016 rev A, 18077-SQP-ZZ-12-DP-A-PL01017 rev A, 18077-SQP-ZZ-13-DP-A-PL01018 rev A, 18077-SQP-ZZ-14-DP-A-PL01019 rev A, 18077-SQP-ZZ-15-DP-A-PL01019 rev A, 18077-SQP-ZZ-16-DP-A-PL01020 rev B, 18077-SQP-ZZ-RF-DP-A-PL01021 rev B, 18077-SQP-01-ZZ-DE-A-PL01300 rev B, 18077-SQP-01-ZZ-DE-A-PL01301 rev B, 18077-SQP-01-ZZ-DE-A-PL01302 rev B, 18077-SQP-01-ZZ-DE-A-PL01304 rev B, 18077-SQP-01-ZZ-DE-A-PL01305 rev B.

Proposed drawings

18077-SQP-ZZ-B2-DP-A-PL20002 rev A, 18077-SQP-ZZ-B1-DP-A-PL20003 rev A, 18077-SQP-ZZ-00-DP-A-PL20004 rev B, 18077-SQP-ZZ-01-DP-A-PL20006 rev A, 18077-SQP-ZZ-02-DP-A-PL20007 rev A, 18077-SQP-ZZ-03-DP-A-PL20008 rev A, 18077-SQP-ZZ-04-DP-A-PL20009 rev A, 18077-SQP-ZZ-05-DP-A-PL20010 rev A, 18077-SQP-ZZ-06-DP-A-PL20011 rev A, 18077-SQP-ZZ-07-DP-A-PL20012 rev A, 18077-SQP-ZZ-08-DP-A-PL20013 rev B, 18077-SQP-ZZ-09-DP-A-PL20014 rev B, 18077-SQP-ZZ-10-DP-A-PL20015 rev B, 18077-SQP-ZZ-11-DP-A-PL20016 rev B, 18077-SQP-ZZ-12-DP-A-PL20017 rev B, 18077-SQP-ZZ-13-DP-A-PL20018 rev B, 18077-SQP-ZZ-14-DP-A-PL20019 rev B, 18077-SQP-ZZ-15-DP-A-PL20020 rev B, 18077-SQP-ZZ-16-DP-A-PL20021 rev B, 18077-SQP-ZZ-RF-DP-A-PL20022 rev B, 18077-SQP-ZZ-RF-DP-A-PL20023 rev B, 18077-SQP-01-ZZ-DE-A-PL20300 rev B, 18077-SQP-01-ZZ-DE-A-PL20301 rev B, 18077-SQP-01-ZZ-DE-A-PL20302 rev B, 18077-SQP-01-ZZ-DE-A-PL20303 rev B, 18077-SQP-01-ZZ-DE-A-PL20304 rev B, 18077-SQP-01-ZZ-DS-A-PL20600 rev B.

Documents

Design and Access Statement dated May 2019 and Substitution Pack dated September 2019 prepared by Squire & Partners; and Historic Building Report and Heritage Views Impact Assessment prepared by Donald Insall Associates dated May 2019

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details of new railings at a scale of 1:10, including materials, finish and method of fixing.
 - b) Plan, elevation and section drawings of all new doors at a scale of 1:10.
 - c) Plan, elevation and section drawings at 1:10 of all new windows, including jambs, head, cill, and mullions where relevant.
 - d) Plan, elevation and section drawings showing new Kingsway shopfronts at a scale of 1:20.

- e) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).
- f) Details and method statement for cleaning of concrete facades.
- g) Sample panel of concrete to be used for facsimile floor measuring no less than 1x1m to be erected on site.
- h) Plan, elevation and section drawings of new western canopy glazing at a scale of 1:10 demonstrating join and method of fixing to historic fabric.
- i) Detailed drawings of staircase reinstated to northern end of Kingsway block.
- j) Details of new external lighting strategy, including detailed drawings of light fittings, location and luminance levels.
- k) Plan, elevation and section drawings of new facsimile floor to 1 Kemble Street at a scale of 1:20 showing detailing of new floor and existing floor below.
- l) Detailed drawings and sample of wall treatment to UKPN substation. Should a green wall prove feasible, details including a) a detailed scheme of maintenance; b) sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used; and c) full details of planting species and density shall be submitted.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 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.

- 5 Prior to commencement of the relevant works, a method statement including details of removal/dismantling, retention and reinstatement of the concrete cornice of 1 Kemble Street shall be submitted to and approved in writing by the local planning authority. The relevant works shall not be carried out other than in accordance with the details thus approved.

Reason: To safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer