



Laura Hazelton
Planning
London Borough of Camden
5 Pancras Square
London N1C 4AG

Sent by email: Laura.Hazelton@camden.gov.uk

23 February 2021

Our ref: 97 12 08

Dear Laura Hazelton,

2021/0318/L and 2021/0351/P Space House, 1 Kemble Street and 43-59 Kingsway

The Twentieth Century Society has been notified of the above applications to alter 45-59 Kingsway and 1 Kemble Street, a pair of buildings collectively known as Space House which are listed together at Grade II. The current proposals follow on from earlier applications (ref: 2019/2773/P and no. 2019/2790/L) to alter and extend the buildings, which the Society responded to on the 2 August 2019. The Society objected to this scheme owing to the harm it would cause to the significance of the buildings. We wish to reiterate our objections to the proposals in response to these two new applications.

Background

Space House was designed by George Marsh for Richard Seifert and Partners, and construction was carried out between 1964 and 1968. The speculative office development was commissioned by Harry Hyams, and comprised an eight-storey slab block on Kingsway housing offices and showrooms above retail units at street level, connected via a bridge link to the taller cylindrical office tower on Kemble Street. A basement car park sat beneath the site, accessed via a circular ramp on Kemble Street which passed an integral filling station.

Policy

Paragraph 193 of the National Planning Policy Framework (NPPF) 2019 should be considered here

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Comments

The Society wishes to object again to the proposed scheme. In August 2019, the Society voiced its concern about the increased size of the recessed rooftop floor and to the enclosure of the open ground floor space beneath both 45-59 Kingsway and 1 Kemble Street, and introduction of glazing beneath the filling station

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canopy. We maintain our objections and are concerned by the current applications, particularly the proposal to remove more primary windows and to demolish parts of the listed structures (namely, slabs and walls). In summary, we continue to object to the scheme due to the harm caused to the Grade II listed buildings.

I hope that these comments are of use to you. Please do not hesitate to contact me if you have any further queries.

Yours sincerely,



Coco Whittaker
Caseworker
Twentieth Century Society

Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.