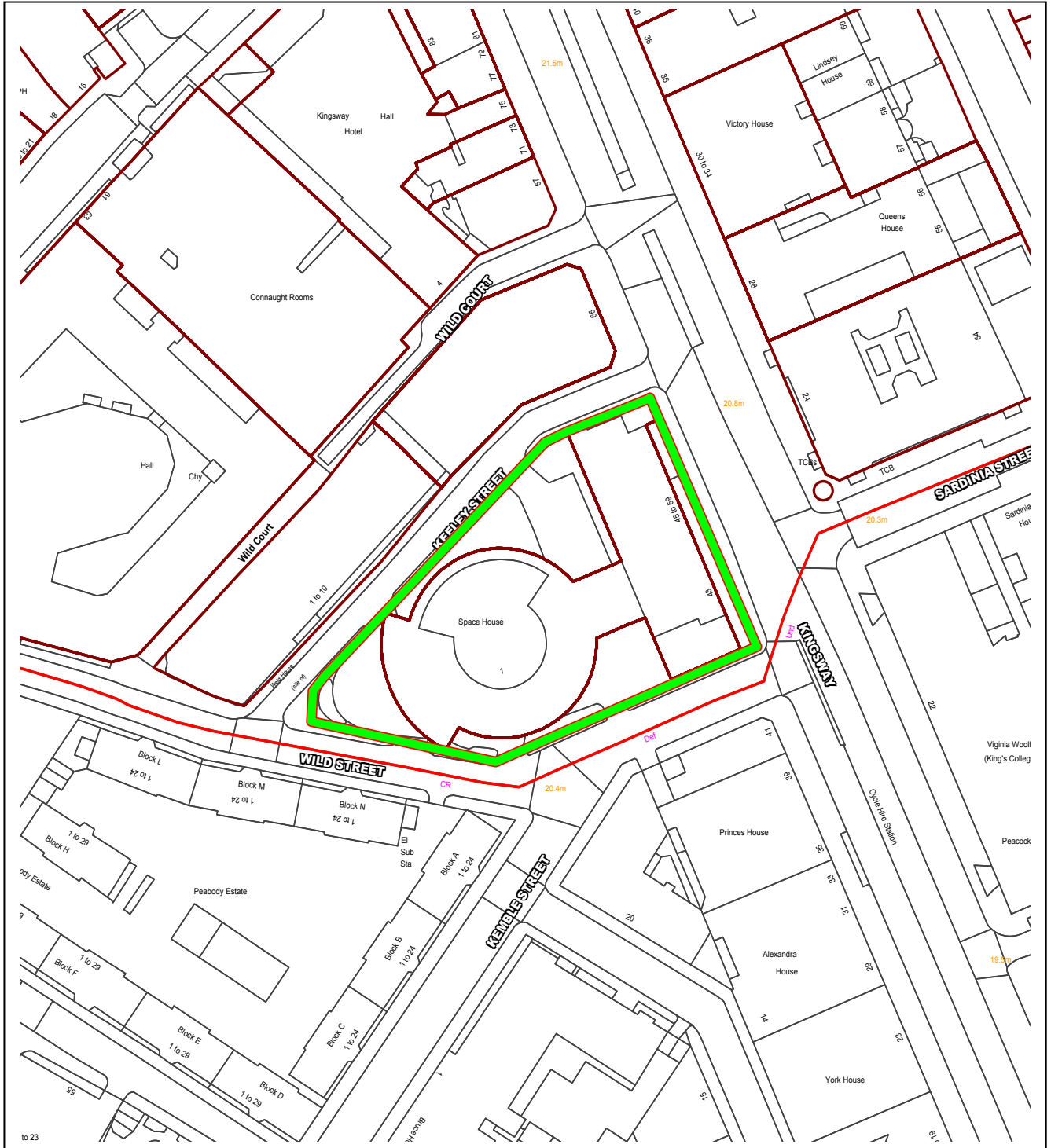


# Space House, 43-59 Kingsway 2021/0351/P & 2021/0318/L



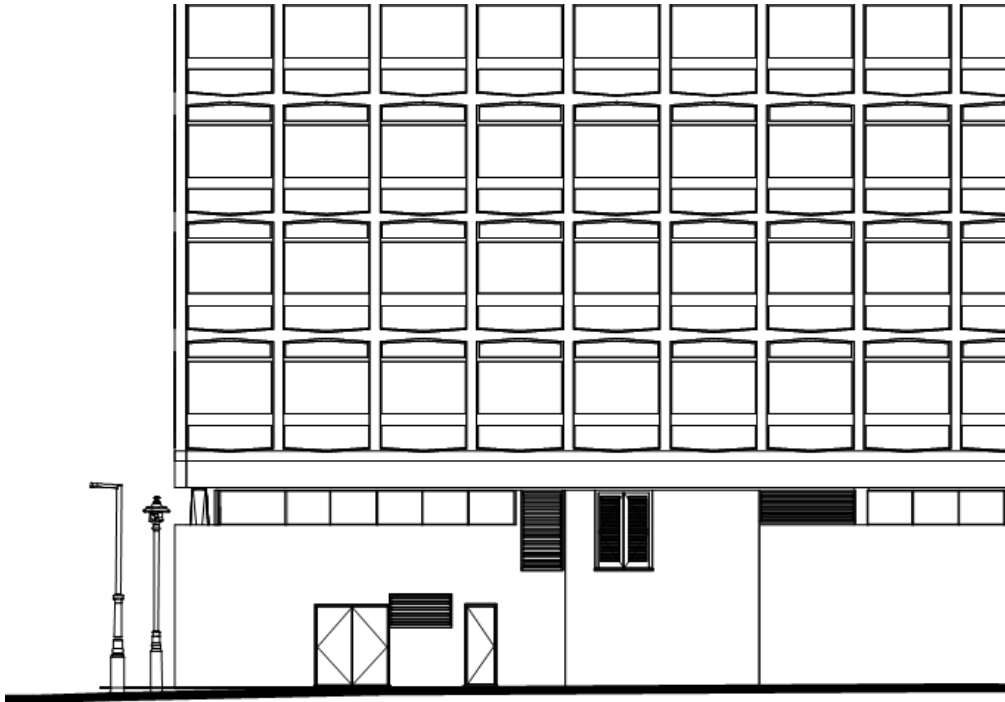
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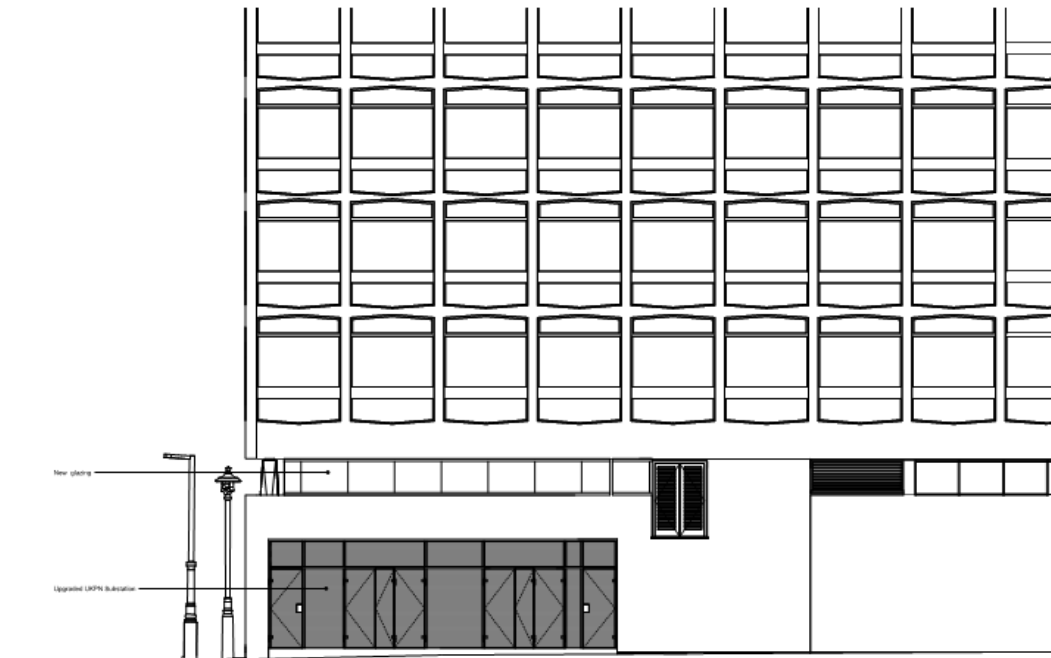
Figure 1: The existing site viewed from Kingsway



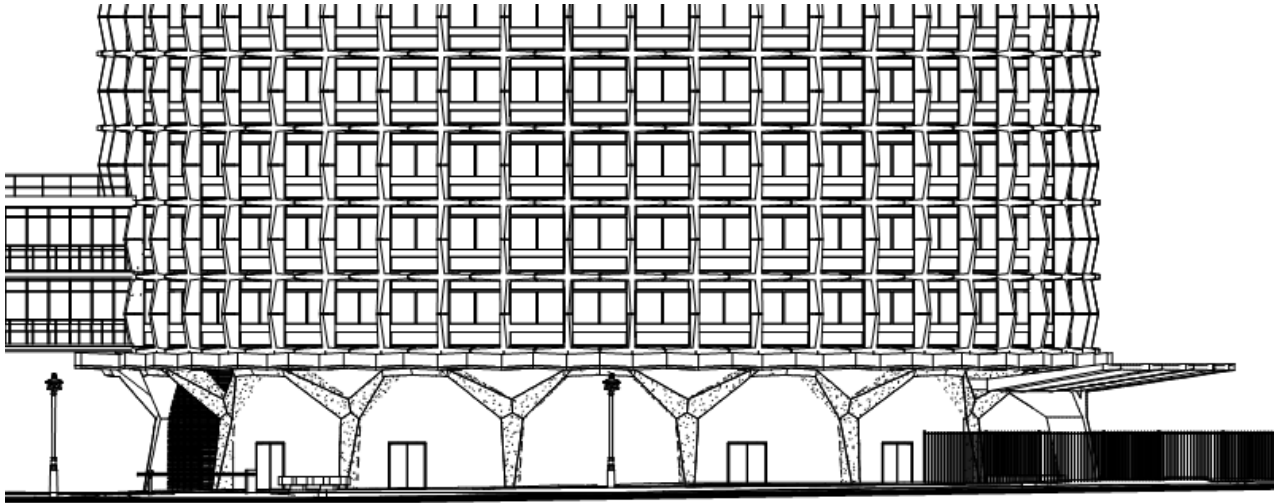
Figure 2: Previously approved scheme



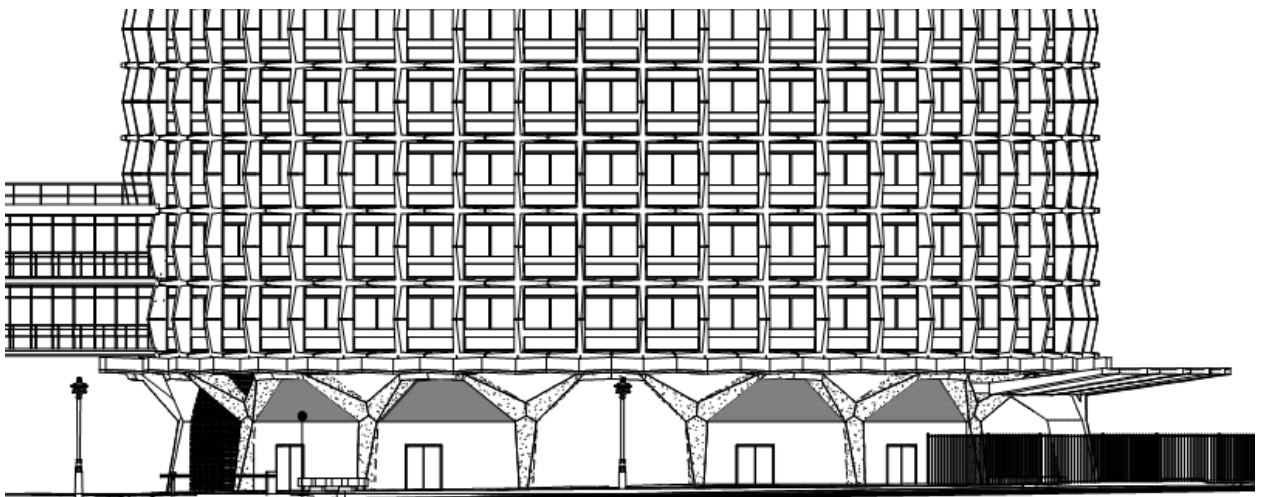
Existing Kingsway UKPN elevation



Proposed Kingsway UKPN elevation

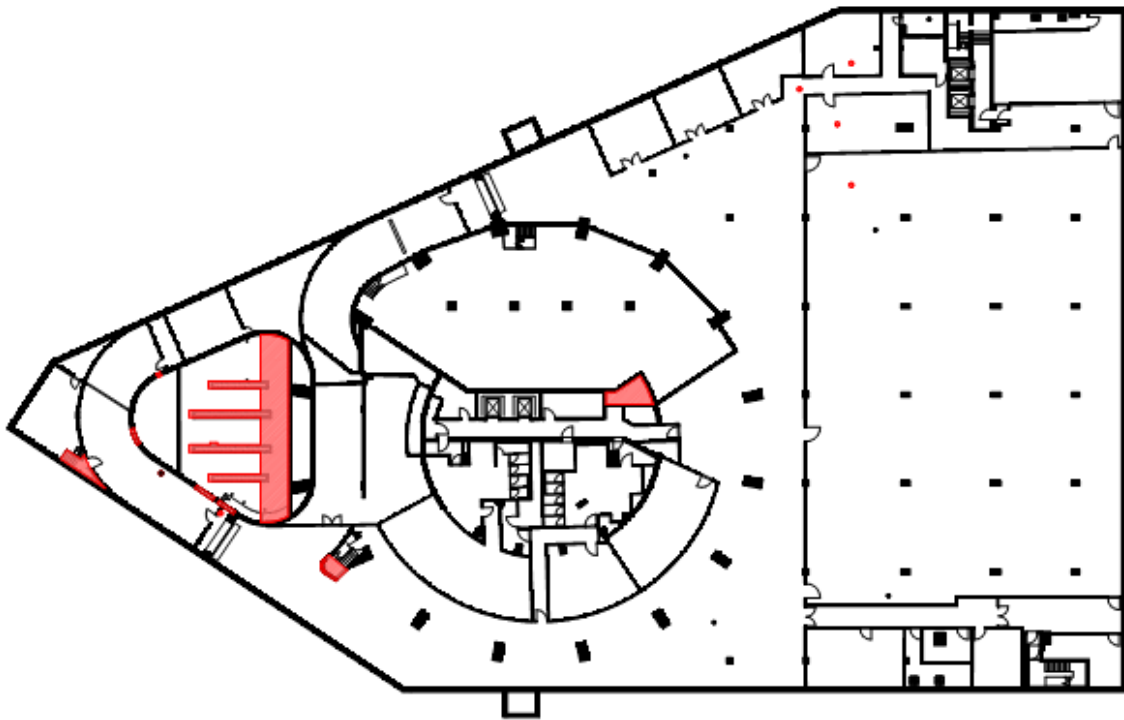


Existing tower UKPN elevation

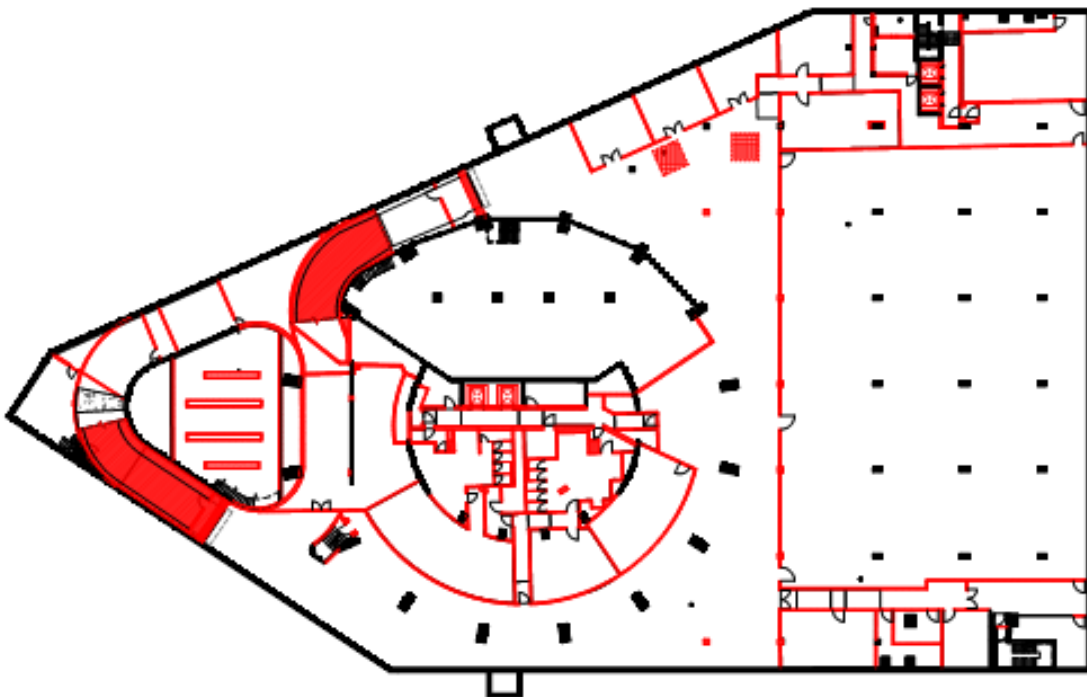


New UKPN  
Louvres

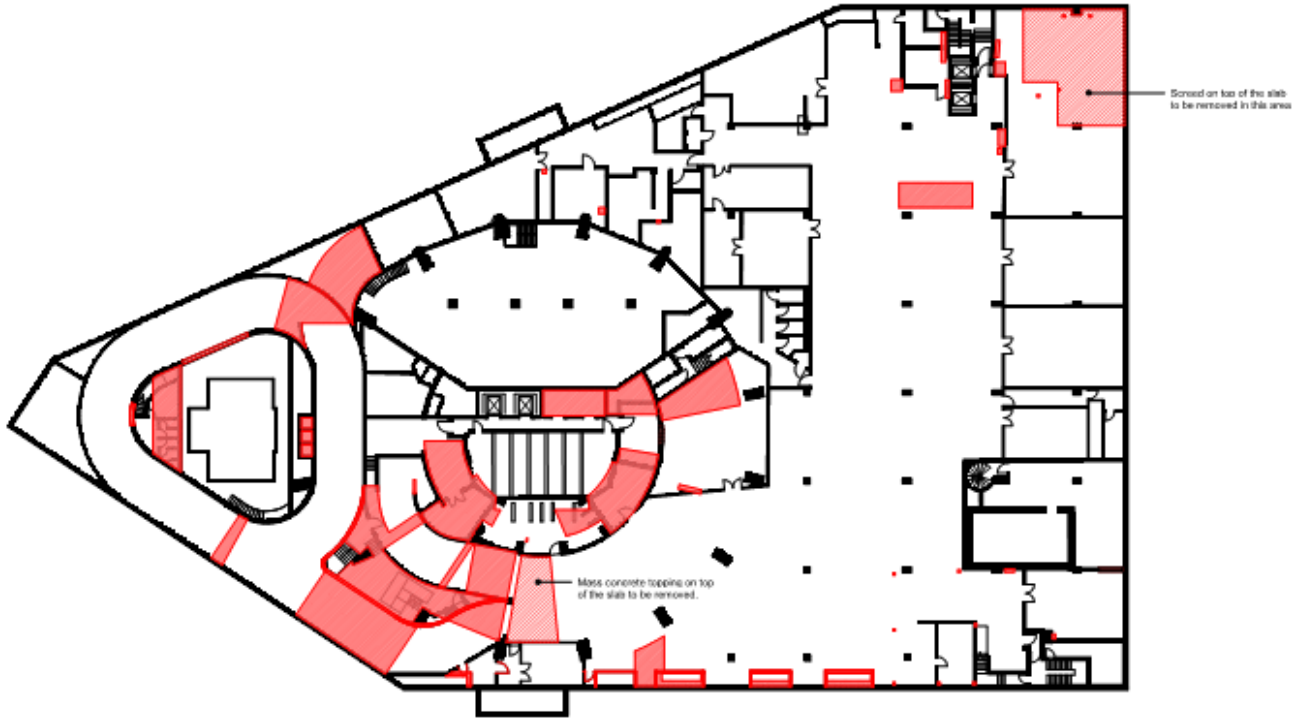
Proposed tower UKPN elevation



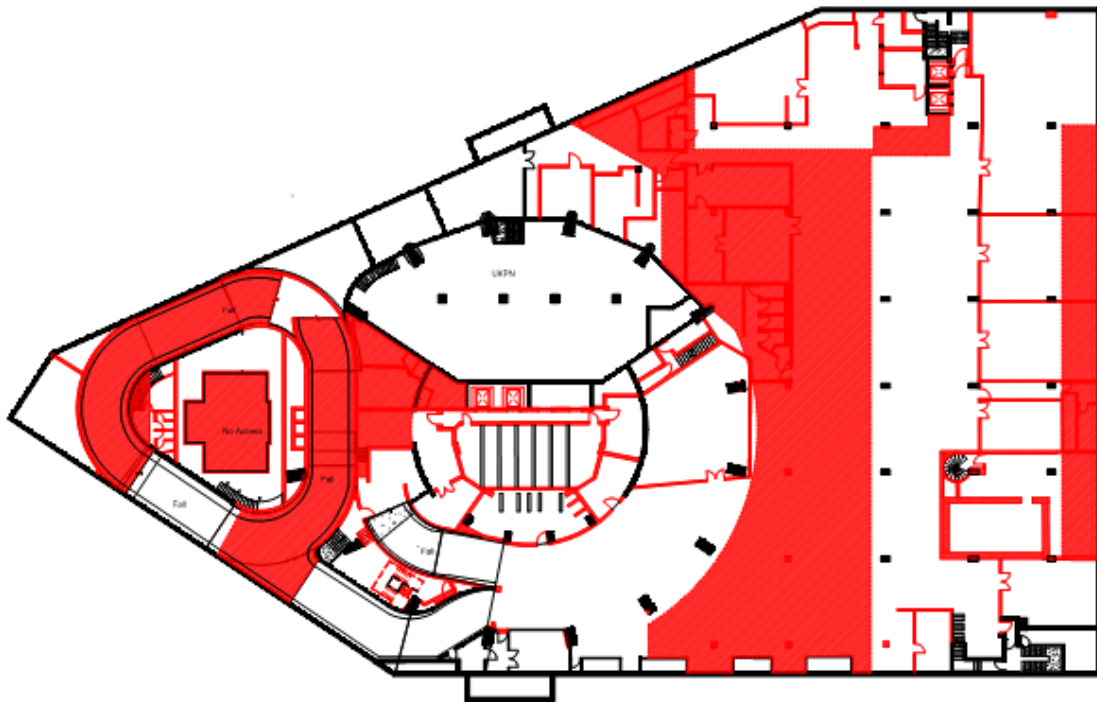
Proposed basement level 2 demolition plan



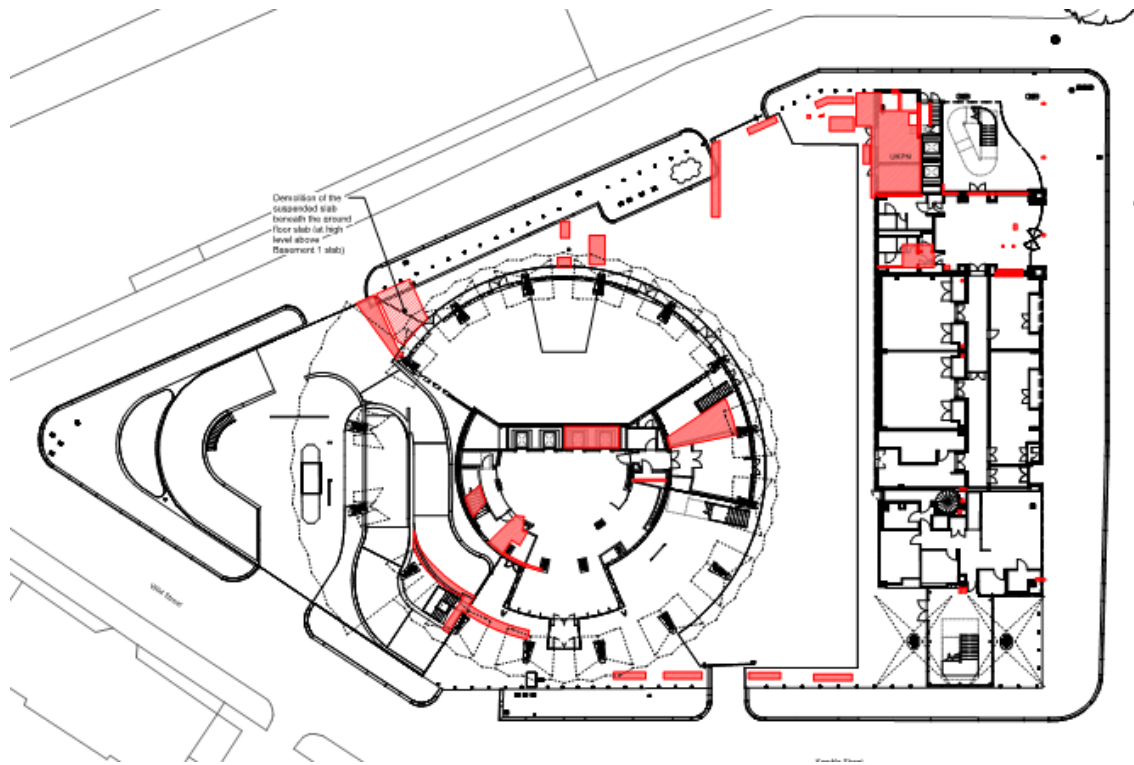
Previously approved level 2 demolition plan



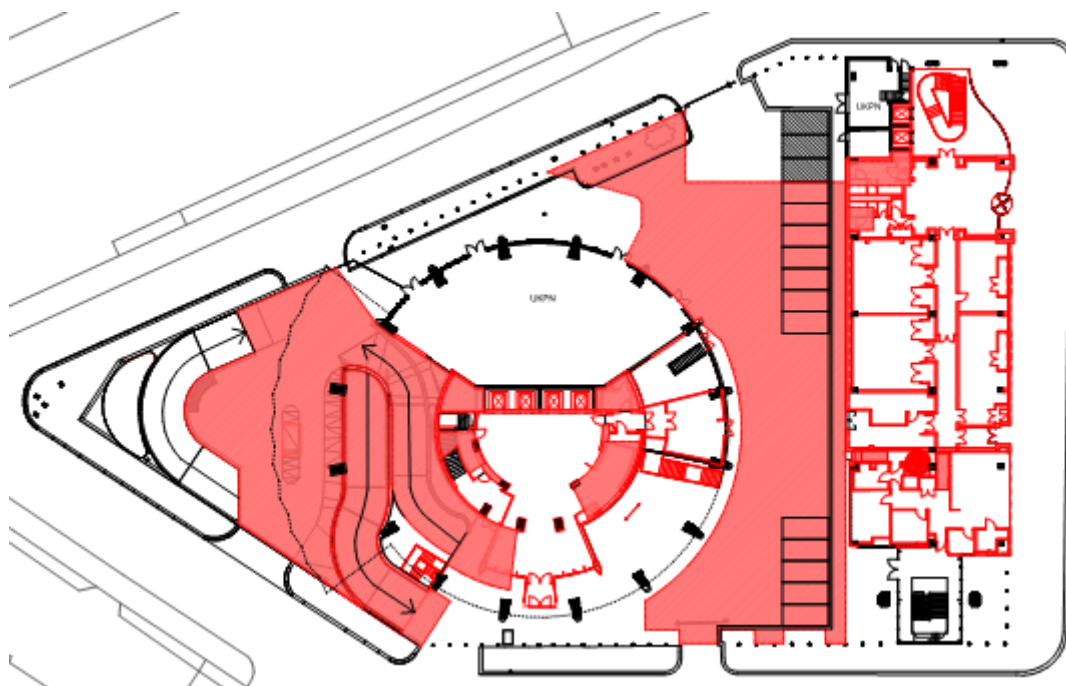
Proposed basement level 1 demolition plan



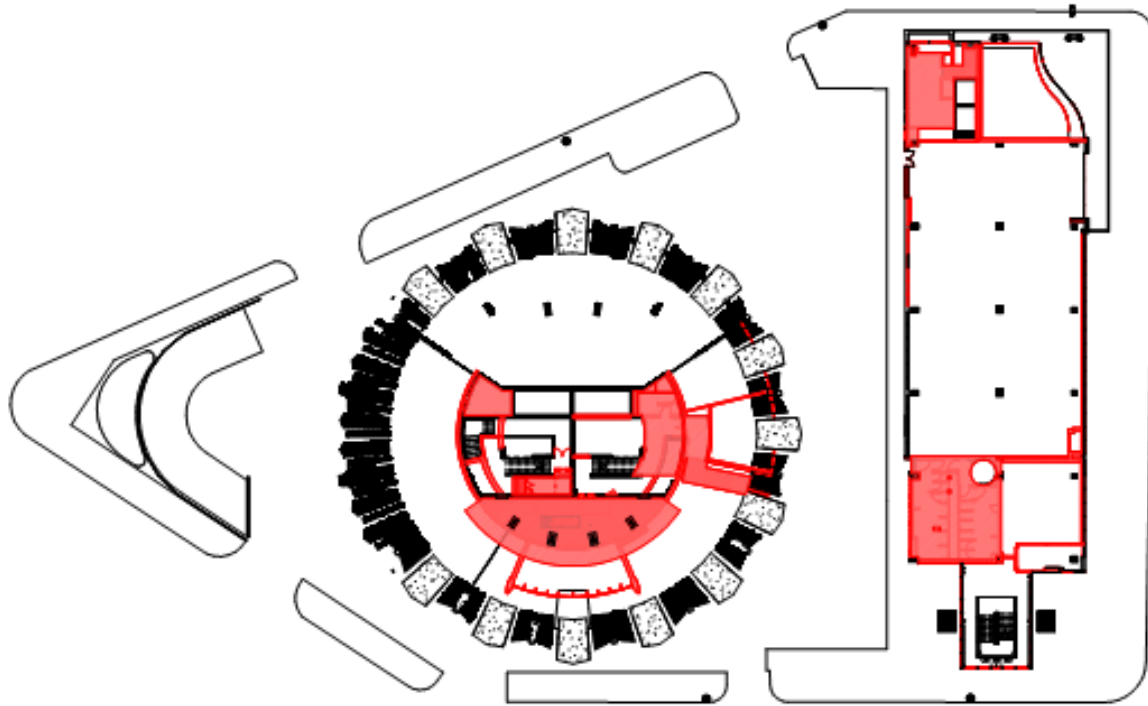
Previously approved basement level 1 demolition plan



Proposed ground floor demolition plan



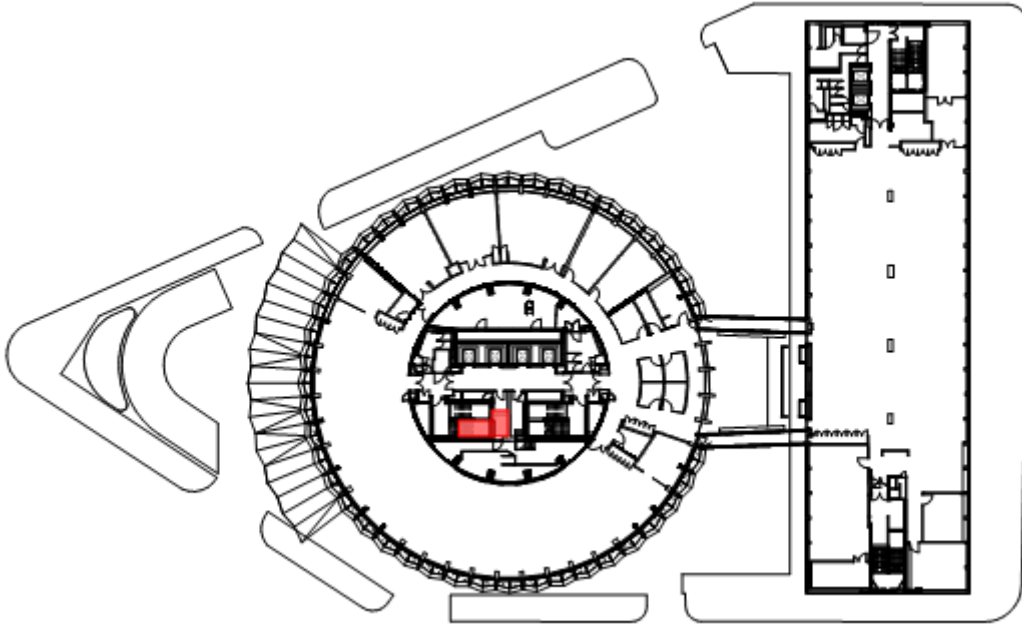
Previously approved ground floor demolition plan



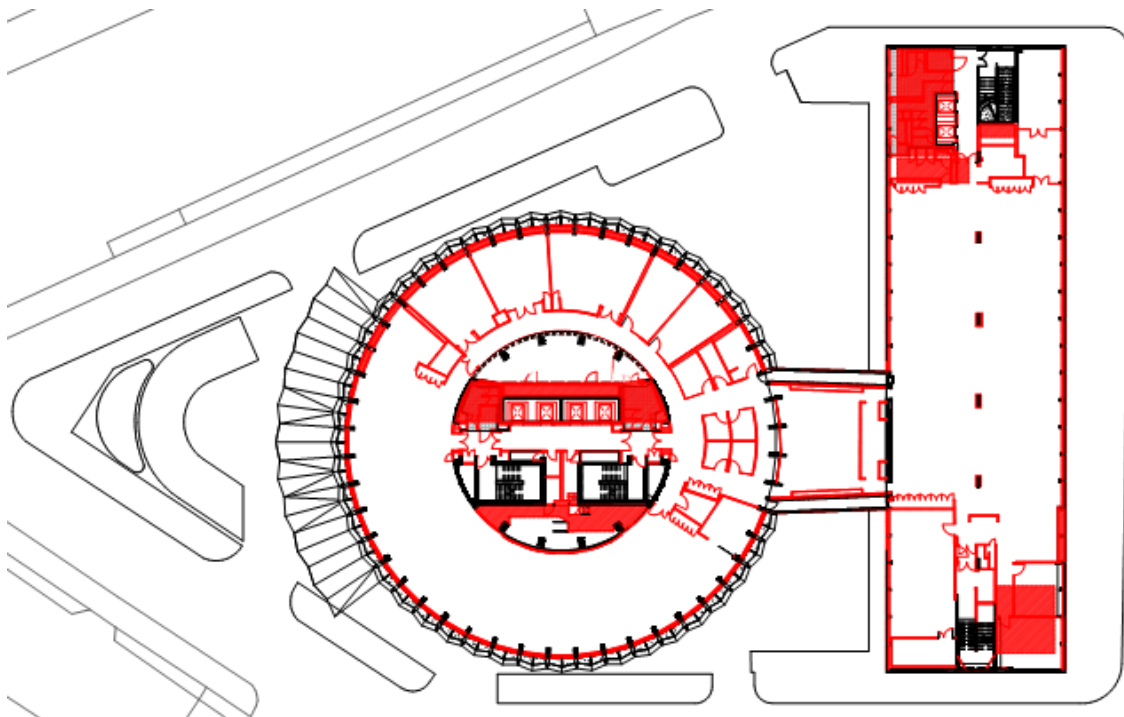
Proposed mezzanine demolition plan

Note, there is no previously approved mezzanine floor plan as the mezzanine floor plan was only discovered post approval

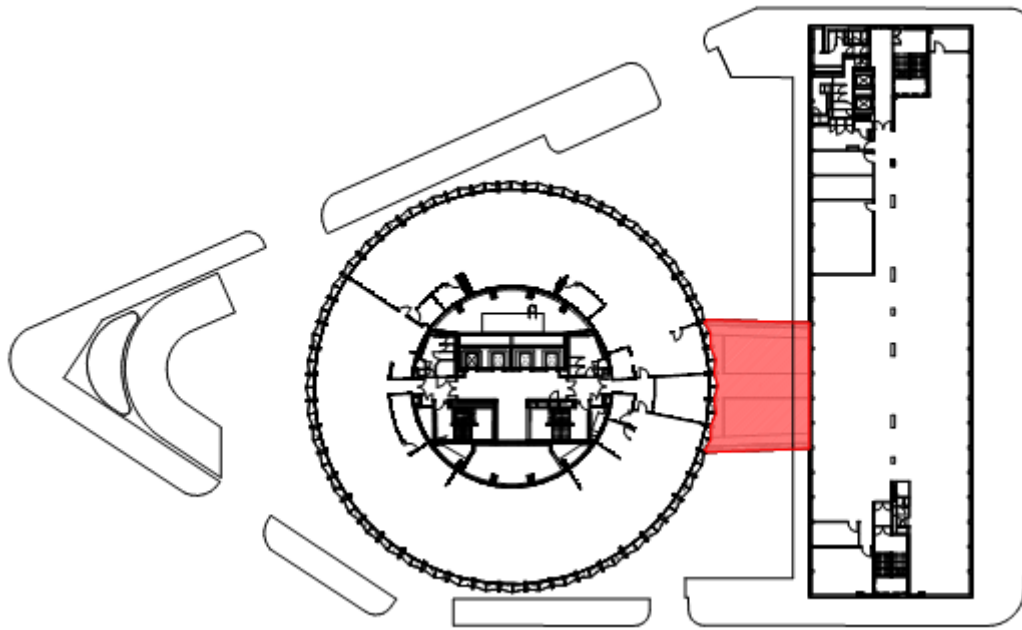




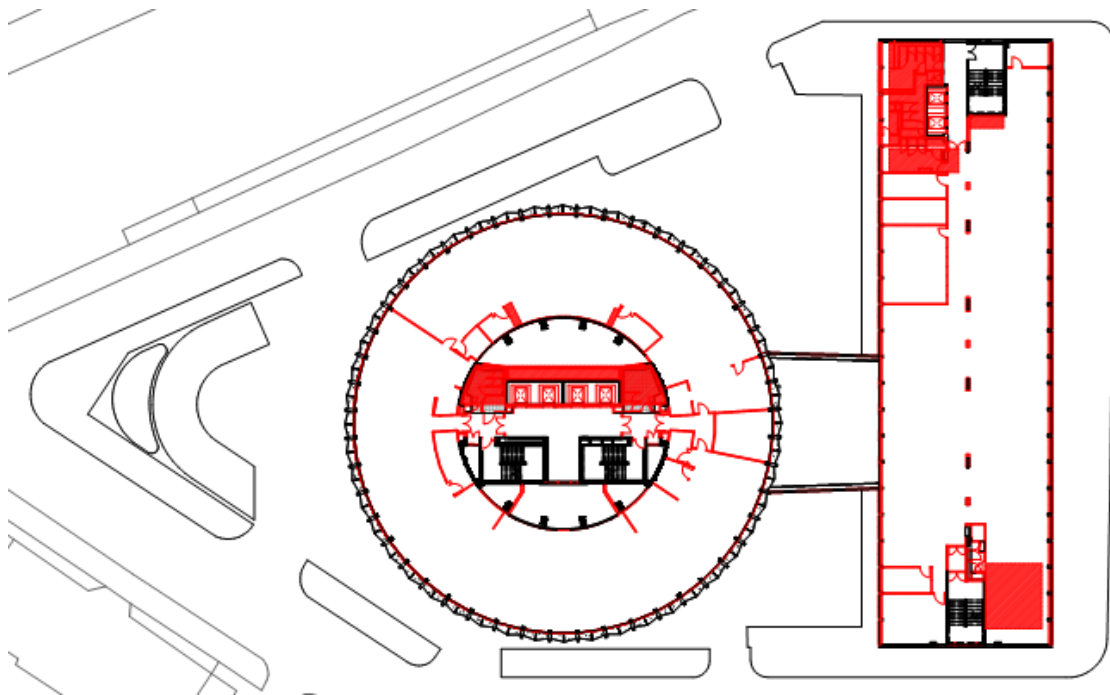
Proposed first floor demolition plan



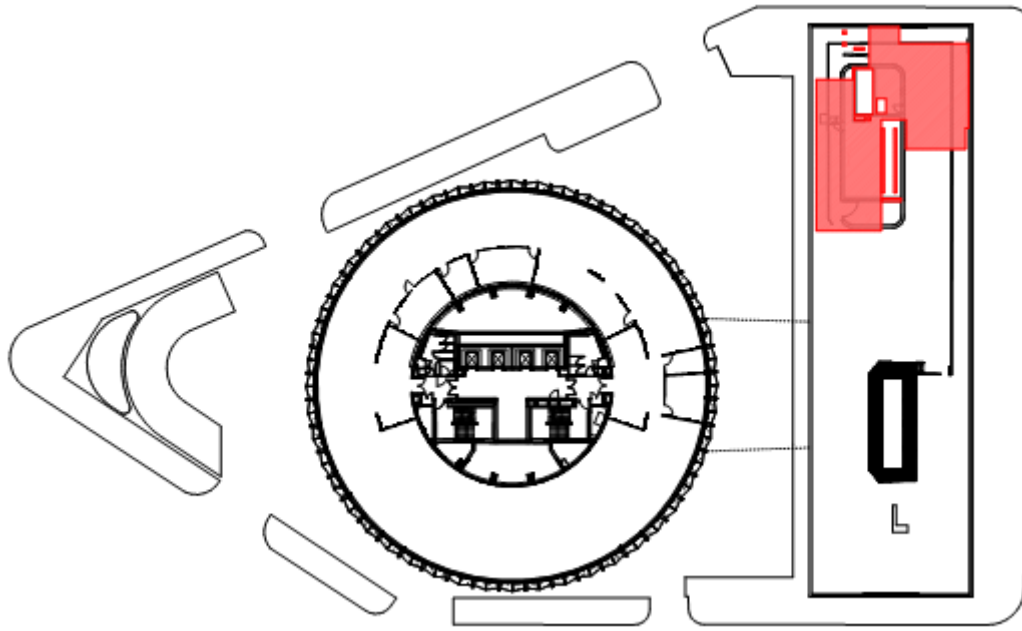
Previously approved first floor demolition plan



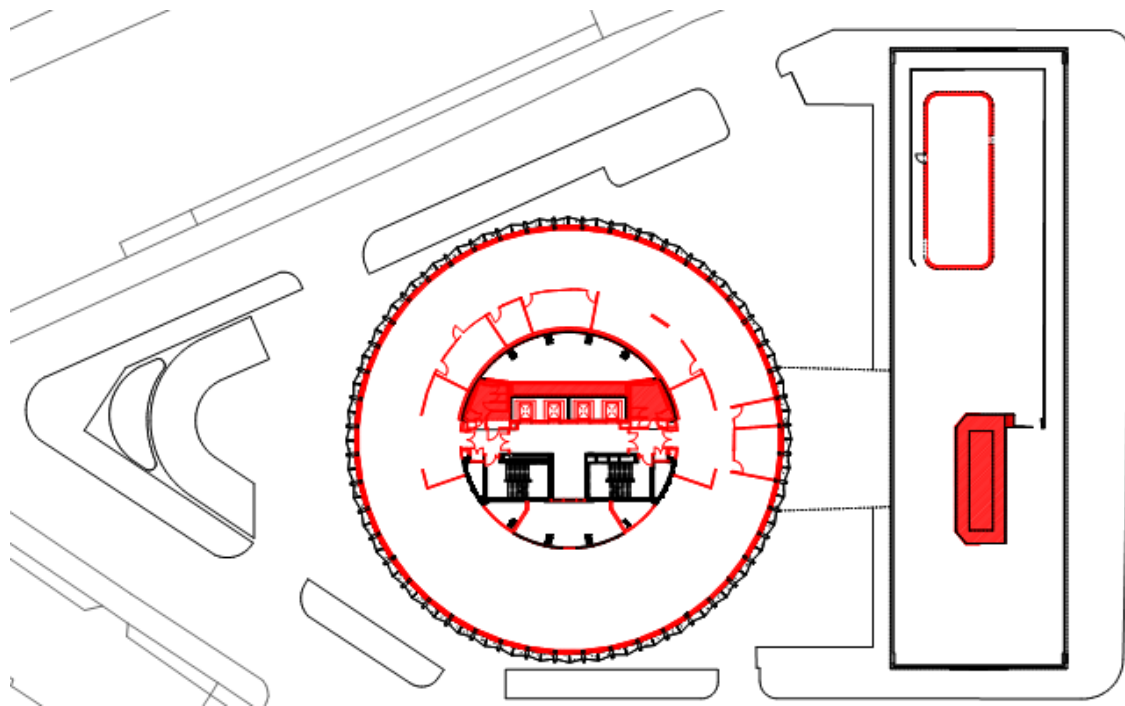
Proposed third floor demolition plan



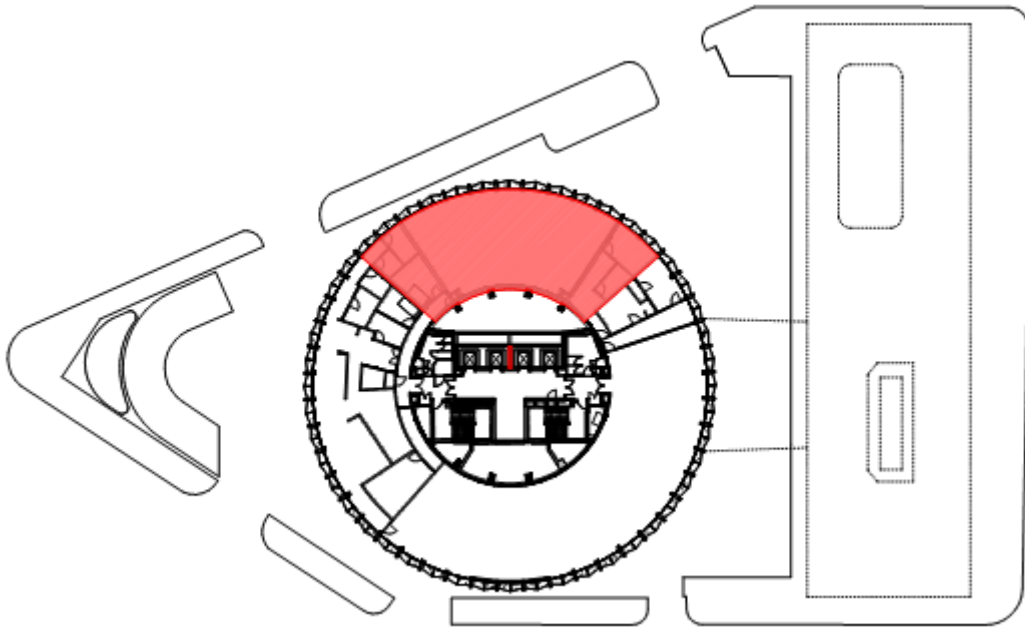
Previously approved third floor demolition plan



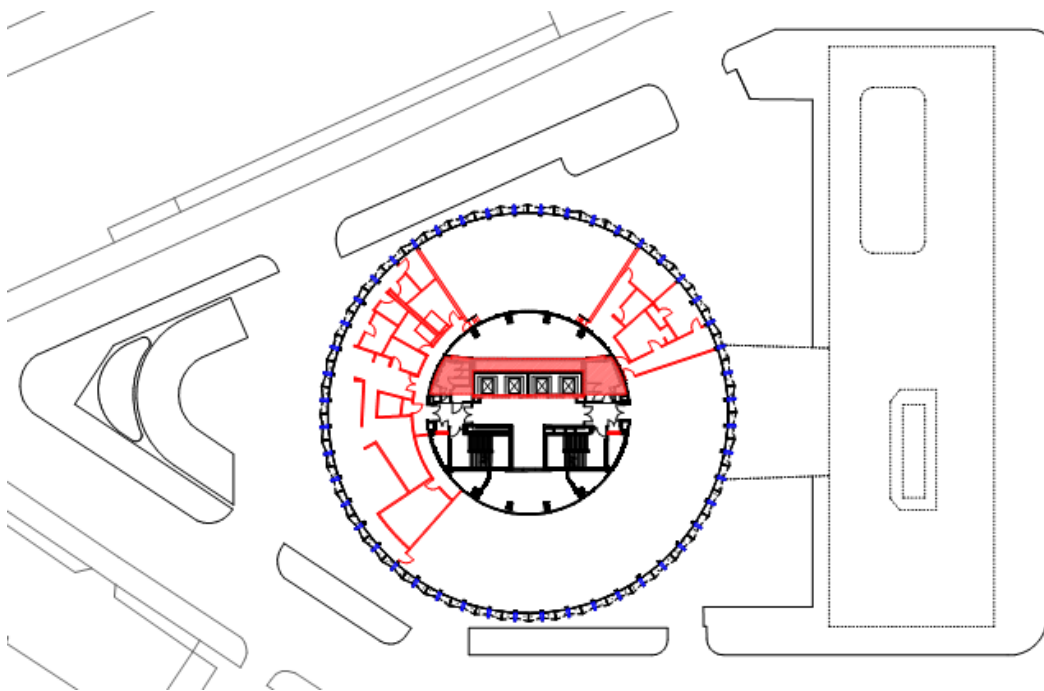
Proposed eighth floor demolition plan



Previously approved eighth floor demolition plan



Proposed 15<sup>th</sup> floor demolition plan



Previously approved 15<sup>th</sup> floor demolition plan

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>23/03/2021</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>07/03/2021</b>
<b>Officer</b>			<b>Application Numbers</b>		
Laura Hazelton			(i) 2021/0351/P (ii) 2021/0318/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Space House 1 Kemble Street and 43-59 Kingsway London WC2B 4TE			Please refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposals</b>					
<p>(i) Removal and like for like replacement of windows to the north and south of the Kingsway building, removal of link bridge roof, reconfiguration of the UKPN facade to the Kingsway block and removal of brickwork and replacement with louvres to the Tower UKPN substation.</p> <p>(ii) Removal and like for like replacement of windows to the north and south of the Kingsway block, removal of link bridge roof, reconfiguration of the UK Power Networks Distribution Network Operator (UKPN) facade to the Kingsway building and removal of brickwork and replacement with louvres to the Tower UKPN substation. Internal removal of walls and sections of slabs at mezzanine levels to both the Tower and Kingsway buildings and creation of new penetrations through the structural slabs and walls at lower and upper basement, ground, mezzanine, first, third, fifth, eighth and fifteenth floor levels.</p>					
<b>Recommendations:</b>		(i) Grant conditional planning permission (ii) Grant listed building consent			
<b>Application Types:</b>		(i) Full planning permission (ii) Listed building consent			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notices</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>			No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>The applications were advertised in the local press on 11/02/2021 (expiring 07/03/2021) and multiple site notices were displayed surrounding the site on 05/02/2021 (expiring 01/03/2021).</p> <p>No responses were received from neighbouring residents.</p>					
<b>Historic England</b>	<p>On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisers, as relevant.</p>					
<b>Twentieth Century Society</b>	<p>The Twentieth Century Society objected:</p> <p>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 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.</p> <p><i>Officer response: Please refer to section 4 (design and heritage) which discusses the proposed demolition. The current application does not relate to the other works mentioned, which were approved as part of the extant scheme.</i></p>					
<b>Transport for London (TfL)</b>	<p>TfL provided the following comments:</p> <ul style="list-style-type: none"> <li>• A Construction Logistics Plan should be provided in line with TfL guidance.</li> <li>• All vehicles associated with the works must only park/stop at permitted locations and within the time periods permitted by existing on-street restrictions.</li> <li>• The bus routes on Kingsway must not be blocked by construction vehicles and construction must not disturb bus operations.</li> <li>• TfL strongly encourages the applicant to comply with FORS standards as TfL supports the use of freight operators with FORS silver or gold membership because it is imperative that road safety measures are considered, and preventative measures delivered through the construction and operational phases of the development.</li> <li>• All contractor vehicles should include sidebars, blind spot mirrors and detection equipment to reduce the risk and impact of collisions with cyclists and other road users and pedestrians.</li> </ul> <p><i>Officer response: Please refer to section 6 (Transport) for a discussion of the requirement for a construction management plan. An informative will be</i></p>					

	<i>added to the decision notice to remind the applicant of TfL's other requirements.</i>
<b>Westminster City Council</b>	The City Council has considered the proposals and decided it does not wish to comment on the proposals.

## Site Description

The site is located on the west side of Kingsway, and is bounded by Keeley Street to the north, Kemble Street to the south and Wild Street to the west. The borough boundary with Westminster runs along Kemble Street and Wild Street to the south and west of the site. The Site comprises a 17-storey cylindrical building with rooftop plant equipment (1 Kemble Street) which is connected at first and second floor levels by a pedestrian link bridge to a ground plus 7 storey building (43-59 Kingsway) which fronts onto Kingsway. The two blocks are also connected by two subterranean levels forming a large underground car park equipped with a small on-site filling station (now redundant).

Space House was built in 1964-68 as a speculative office and showroom development and designed by architect George Marsh of Richard Seifert and Partners who were concurrently working on Centre Point (now Grade II listed). Space House itself was Grade II listed in 2015.

The rectangular Kingsway block is located within the Kingsway Conservation Area. The tower behind it is not within a conservation area but is adjacent to the Kingsway and Seven Dials (Covent Garden) Conservation Areas in Camden, and the Strand Conservation Area in the City of Westminster.

## Relevant History

**2019/2773/P & 2019/2790/L** – 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; enclosure of the southern external stair at ground floor level on Kingsway with slimline glazing replacement windows 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 flexible Class A1/A3 (retail/restaurant) and flexible Class A1/A3 (retail/restaurant) and a flexible B1 office / office and events space (Sui Generis) at part ground and basement levels. **Granted subject to S106 legal agreement 26/11/2019.**

**2021/1058/P** - Variation of conditions 2 and 3 (approved drawings), 5 (long stay cycle parking), and 7 (Electric vehicle charging points) of planning permission reference 2019/2773/P granted 26/11/2019 for the erection of extensions to tower and Kingsway blocks, new glazing to the existing enclosure of the southern external stair on Kingsway; enclosure of the redundant petrol filling station area; 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 / events space (sui generis) (summary). Amendments include: external and internal design changes to the approved scheme including installation of green roof to Kingsway roof; changes to the BMU equipment and AOVs; changes to windows; revisions to basement layouts; alterations to approved car parking, cycle parking and landscaping; correction of red line boundary; changes to proposed floor areas. Pending determination.

**2021/1106/L** - Variation of conditions 2 (approved drawings), 3 (details) of listed building consent reference 2019/2790/L granted 26/11/2019 for the erection of extensions to tower and Kingsway blocks, new glazing to the existing enclosure of the southern external stair on Kingsway; enclosure of the redundant petrol filling station area; 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 / events space (sui generis) (summary). Amendments include: external and internal design changes to the approved scheme including installation of green roof to Kingsway roof and changes to windows; changes to the BMU equipment and AOVs; revisions to basement layouts; alterations to approved car parking, cycle parking and landscaping; correction of red line boundary; removal of reference to green walls and addition of new details to condition 3. Pending determination.



## Relevant policies and guidance

### National Planning Policy Framework (2019)

### The London Plan (2021)

### Camden Local Plan (2017)

A1 Managing the proposed impact of development

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport

T4 Sustainable movement of goods and materials

### Camden Planning Guidance (2021)

Amenity

Design

Transport

### Kingsway Conservation Area appraisal and management strategy 2001

## Assessment

### 1.0 Background

- 1.1 Planning permission and listed building consent were previously granted for the introduction of new retail and restaurant floor space at ground floor level, the introduction of new flexible office/event space at basement level and the refurbishment and improvement of the existing office floorspace across the remaining floors.
- 1.2 The proposed alterations included extensions to both buildings, external cleaning, refurbishment and replacement windows to both buildings, new ground floor glazing and improvements to the public realm. The proposed works were considered to cause very minor harm to the significance of the building which was less than substantial and outweighed by the public benefits of the proposals including refurbishing and enhancing the appearance of the listed building and its setting, improvements to the public realm surrounding the buildings, and securing the optimum viable use of the site as offices.
- 1.3 In accordance with the officer recommendation for approval, the applications were granted subject to S106 agreement in November 2019 following consideration by Members at Planning Committee.
- 1.4 All pre-commencement planning conditions have been approved as have the pre-implementation obligations contained within the s106 which required the submission and approval of documentation. The approved development was implemented on site on 1<sup>st</sup> March 2021.

### 2.0 Proposals

- 2.1 Planning permission and listed building are now sought for the following works:
  1. Removal and replacement with new like for like windows to the Kingsway building north and south elevations;
  2. Removal and replacement with new like for like windows to mezzanine above Kingsway substation;
  3. Removal of Kingsway substation west façade (brickwork, doors and louvres) for the upgraded UK Power Networks Distribution Network Operator (UKPN) substation;
  4. Removal of high-level brickwork to Tower UKPN substation and replacement with new louvres; and
  5. Removal of the Link Bridge roof to allow for a stronger replacement slab.

2.2 Listed building consent is sought for:

1. New penetrations through structural slabs and walls at lower and upper basement, ground, mezzanine, first, third, fifth, eighth and fifteenth floor levels; and
2. Removal of walls and section of slabs at mezzanine levels to both the Tower and Kingsway.

2.3 The applicant has been in pre-application discussions with Council officers to discuss a number of design amendments to the previously approved scheme, and a S73 / Minor material amendment application has recently been submitted for these changes. In the meantime, the current proposals have been submitted as a standalone application rather than as part of the S73 application due to time constraints and to allow the Enabling Works contractor to maintain their demolition programme. UKPN have also provided specific dates that they will commit to for the decommissioning of the Kingsway UKPN substation to facilitate the demolition in this area.

### **3.0 Assessment**

3.1 The principle considerations in the determination of this application are as follows:

- Design and Heritage (the impact of the proposal on the special character of the host Grade II Listed building and wider Kingsway Conservation Area),
- Amenity (impact on neighbouring amenity in terms of daylight/sunlight, outlook, noise and privacy), and
- Transport considerations.

### **4.0 Design and Heritage**

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan is supported by CPG document 'Design' and the Kingsway Conservation Area Statement.

4.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant.

4.3 Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.4 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

4.5 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

#### Proposals

#### *New demolition of the Kingsway UKPN Substation*

- 4.6 UKPN have confirmed that the existing Kingsway substation will need upgrading into a twin substation ahead of the main construction works at the site to provide sufficient power for the building. This will require an area of the Kingsway west façade to be demolished to facilitate the substation upgrade.
- 4.7 UKPN's ventilation requirements for the upgraded substation are larger than the existing arrangement, and require areas of ground floor and mezzanine slabs to be demolished, along with the removal of brickwork and existing louvres to the west facade. The proposed openings would appear more coherently arranged than the existing arrangement, and the impact on significance would be neutral. The final construction details and samples for the proposed UKPN substation upgrades are secured via Condition 3(l) of the Listed Building consent ref: 2019/2790/L.

*Removal of windows to Kingsway north and south elevations*

- 4.8 The removal of the existing and replacement with like-for-like double glazed windows was consented for both buildings as part of the approved scheme; however, the windows to the Kingsway North and South demolition elevation drawings were not identified. The replacement of all windows to both buildings was considered as part of the assessment of the approved scheme, and considered to be acceptable, and as such, the current proposals seek to rectify the demolition drawings which omitted the replacement windows to these elevations in error.

*Tower UKPN substation façade*

- 4.9 It is proposed to remove sections of high level brickwork to provide new louvres above the transformer bays that connect to the proposed redirected UKPN ductwork. The new louvres would be painted to match the colour of the existing louvres. As noted above, details and samples of the UKPN facade are controlled by condition 3(l) of the Listed Building Consent which remains to be discharged.

*Link bridge roof demolition*

- 4.10 Detailed investigations have confirmed that the existing link bridge roof is only capable of taking the load of people for maintenance access only. The approved design has doors that open out onto the link bridge roof so that it can be accessed by tenants of the building, but the current slab wouldn't be capable of withstanding these loads. As such, it is proposed to demolish the existing weak slab and to replace it with a stronger new slab with materials to match existing. The new slab would not increase the overall height of the link bridge.

*New demolition to structural slab and walls*

- 4.11 The additional demolition works proposed are the result of detailed design development which seeks to improve the design, safety, function and operation of the completed development. Since determination of the previous application, the existence of a mezzanine floor above the UKPN substations has also been discovered in both buildings and the proposals now include the demolition of a small element of this floor level.
- 4.12 The consented scheme included internal demolition of structural slab and walls as part of the internal refurbishment to provide improved office accommodation. The current application proposes additional demolition of the structural slab and walls in some areas, and the retention of fabric which was previously approved to be demolished, so that the proposals would now result in approximately 225sqm additional demolition compared to the consented scheme.
- 4.13 It is also noted that the recently submitted Section 73 and Section 19 applications include further reductions in demolition of Listed Fabric than was originally approved which reduces the overall demolition by approximately 200 sqm compared to the consented scheme and the current application.

4.14 The applicant has submitted a structural statement from Pell Frischmann who were the original structural engineers involved in the consented scheme, which demonstrates that the proposals will not affect the structural integrity of the building.

#### Assessment

4.15 The proposed works would result in the removal of 1,363.7sqm of fabric. The principle of demolition at the site has previously been agreed through the approval of the extant planning permission and listed building consents. It is noted that works have commenced on site and therefore these permissions have been implemented and remain extant in perpetuity. The proposals would also retain 1138.5sqm of fabric which was originally proposed to be removed, meaning that the current proposals would result in an additional loss of just 225sqm. Further, the applicant has confirmed that as part of the detailed design development which will be brought forward as part of the pending minor material amendment applications, there would be a further reduction in demolition, resulting in an overall reduction in total demolition of listed fabric at the site compared to the approved scheme.

#### *Assessment of significance*

4.16 Space House was built in 1964 – 68 as designed by architect George March of Richard Seifert and Partners, London's most prolific mid-century commercial practice. The buildings were constructed as a speculative office and showroom development for London property mogul Henry Hyams.

4.17 The primary significance of the buildings lie in their innovative use of a partial pre-cast concrete frame and how this is expressed in their differing slab and cylindrical forms, their spatial relationship and external elevations. The sculptural way in which the structure is handled, with interlocking cruciform shapes and Y-shaped pilotis (sculptural ground floor columns) on the tower in polished concrete, and tapered pilotis and slab formation in polished granite on the Kingsway block, which creates a striking sculptural effect and serves to dramatise the relationship between the two buildings. The side elevations of the Kingsway block, which include interlocking structures inspired by a Greek-key motif, also make an artistic contribution to the surrounding public realm.

4.18 The sense of openness at ground floor level and that of a floating structure above supporting piloti are concepts inspired by Italian and South American architects such as Gio Ponti and Felix Candela, as well as contemporary US Modernists like Gordon Bunshaft and Edward Durrell Stone. This aspect of design is fundamental to the significance of the building as is the variation in external treatment of the two structures which at once both unites and sets up a tension between the two buildings.

4.19 The listing description sets out how the interiors of both buildings were never particularly elaborate, and have been much altered in both cases. The open-plan office interiors are not of special interest.

4.20 The Council's Conservation Officer has reviewed the proposals and confirmed that given the consents that have already been granted, the proposed works would not result in harm to the architectural significance of the building. Furthermore, when assessing the significance of Space House it was considered that it was the innovative design and use of materials at the time rather than the actual materials themselves (which were modestly common place and readily available at the time of construction) that gave the building architectural significance. As such the demolition and removal of existing concrete and replacement with matching concrete is considered to have limited impact on the building's special interest.

4.21 The consented scheme was considered to preserve the special architectural and historic interest of the listed building, which resides largely in the principal external elevations of both buildings.

It was noted that the interiors of the building were originally designed to be flexible for the sake of commercial use and have since been extensively refurbished; therefore internally, the areas to be demolished are not elements that are of architectural or design interest and are not elements that contribute to the special interest of the listed building. Pell Frishmann have reviewed the extent of the proposed internal demolitions and have confirmed that they would not affect the structural integrity of the building and are to be left in a stable structural condition prior to the introduction of and connection to any new proposed structure. The letter confirms that the works are generally in line with their structural demolition drawings approved under the extant permissions.

- 4.22 Externally, the applicant is seeking to obtain consent for the revised UKPN substation works at both the Kingsway building and the Tower, as UKPN wish to begin this work in March 2021 in order to maintain their programme. The works proposed are required by UKPN and are in areas that are less sensitive or that have already been altered and are not of special historic interest.
- 4.23 Overall the loss of isolated sections of historic fabric as part of this application would not cause harm to the special interest or significance of the Listed Building. Likewise, the external alterations would be minimal and would not impact the character and appearance of the Kingsway Conservation Area. As such, the proposals are acceptable and would accord with policies D1 and D2 of the Camden Local Plan.

## **5.0 Amenity**

- 5.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and does not harm the amenity of neighbouring residents. This includes daylight/sunlight, privacy, outlook and noise disturbance.
- 5.2 The proposed external changes to the buildings would be very limited and would not result in any new window openings which could result in overlooking or loss of privacy to the nearest residential occupants to the south west of the site within the Peabody Trust Estate. Likewise, the proposals would not impact their outlook, daylight or sunlight, and the proposals are acceptable in this regard.

## **6.0 Transport**

- 6.1 The principle transport consideration would be construction impacts associated with the additional demolition. Although the proposed development would not be bound by the same legal agreement as the consented schemes, the applicant has confirmed the works proposed would be carried out in accordance with the approved Construction Management Plan, prepared by Erith, dated 9 September 2020. The CMP was approved on 23 September 2020 pursuant to Clause 4.2.1(b) of the s106 agreement associated with extant planning permission ref: 2019/2773/P, dated 26 November 2019.
- 6.2 Given the fact that the proposed demolition would only result in the demolition of an additional 225sqm fabric, it is not considered necessary to secure an additional construction management plan for this application. Furthermore, given the fact that works have been implemented on site, and the CMP has been submitted and approved for the extant scheme, Camden's Transport Planners are satisfied that the works proposed by the current applications can be managed by the existing CMP.

## **7.0 Conclusion and recommendation**

- 7.1 In conclusion, the proposed works including demolition of a greater extent of listed fabric are not considered to result in harm to the significance of the host Listed Building or the character and appearance of the Kingsway Conservation Area. The works would be minor changes to the already consented scheme which was considered acceptable and has been implemented on site. As such, the proposals would be in accordance with policies D1, D2, A1 and T4 of the

Local Plan and it is recommended that planning permission and listed building consent are granted.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15<sup>th</sup> March 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2021/0318/L  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Email: [laura.hazelton@camden.gov.uk](mailto:laura.hazelton@camden.gov.uk)  
Date: 4 March 2021

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[www.camden.gov.uk](http://www.camden.gov.uk)

Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**Space House**  
**1 Kemble Street and 43-59 Kingsway**  
London  
**WC2B 4TE**

# DECISION

Proposal: Removal and like for like replacement of windows to the north and south of the Kingsway block, removal of link bridge roof, reconfiguration of the UKPN facade to the Kingsway building and removal of brickwork and replacement with louvres to the Tower UKPN substation. Internal removal of walls and sections of slabs at mezzanine levels to both the Tower and Kingsway buildings and creation of new penetrations through the structural slabs and walls at lower and upper basement, ground, mezzanine, first, third, fifth, eighth and fifteenth floor levels.

Drawing Nos: 18077-SQP-ZZ-B2-DP-A-PL00002 A, 18077-SQP-ZZ-B1-DP-A-PL00003 A, 18077-SQP-ZZ-00-DP-A-PL01004 A, 18077-SQP-ZZ-MZ-DP-A-PL01005 A, 18077-SQP-ZZ-01-DP-A-PL01006 A, 18077-SQP-ZZ-02-DP-A-PL01007 A, 18077-SQP-ZZ-03-DP-A-PL01008 A, 18077-SQP-ZZ-04-DP-A-PL01009 A, 18077-SQP-ZZ-05-DP-A-PL01010 A, 18077-SQP-ZZ-06-DP-A-PL01011 A, 18077-SQP-ZZ-07-DP-A-PL01012 A, 18077-SQP-ZZ-08-DP-A-PL01013 A, 18077-SQP-ZZ-09-DP-A-PL01014 A, 18077-SQP-ZZ-10-DP-A-PL01015 A, 18077-SQP-ZZ-11-DP-A-PL01016 A, 18077-SQP-ZZ-12-DP-A-PL01017 A, 18077-SQP-ZZ-13-DP-A-PL01018 A, 18077-SQP-ZZ-14-DP-A-PL01019 A, 18077-SQP-ZZ-15-DP-A-PL01020 A, 18077-SQP-ZZ-RF-DP-A-PL01021 A, 18077-SQP-01-ZZ-DE-A-PL00300 B, 18077-SQP-01-ZZ-DE-A-PL00301 B, 18077-SQP-01-ZZ-DE-A-PL00302 B, 18077-SQP-01-ZZ-DE-A-PL00303 B, 18077-SQP-01-ZZ-DE-A-PL00304 B, 18077-SQP-

ZZ-ZZ-DP-A-PL00050 A, 18077-SQP-ZZ-B2-DP-A-PLN01002 A, 18077-SQP-ZZ-B1-DP-A-PLN01003 A, 18077-SQP-ZZ-00-DP-A-PLN01004 B, 18077-SQP-ZZ-MZ-DP-A-PLN01005 A, 18077-SQP-ZZ-01-DP-A-PLN01006 A, 18077-SQP-ZZ-03-DP-A-PLN01008 A, 18077-SQP-ZZ-08-DP-A-PLN01013 A, 18077-SQP-ZZ-15-DP-A-PLN01020 B, 18077-SQP-01-ZZ-DE-A-PLN01300 A, 18077-SQP-01-ZZ-DE-A-PLN01301 A, 18077-SQP-01-ZZ-DE-A-PLN01302 A, 18077-SQP-01-ZZ-DE-A-PLN01304 A, 18077-SQP-ZZ-00-DP-A-PLN20004 A, 18077-SQP-01-ZZ-DP-A-PLN20301 A, 18077-SQP-01-ZZ-DP-A-PLN20302 A, 18077-SQP-01-ZZ-DP-A-PLN20303 A, 18077-SQP-01-ZZ-DP-A-PLN20304 A, 18077-SQP-01-ZZ-DP-A-PLN20400 rev A.

Documents: Structural Statement by Pell Frischmann dated 20 January 2021, Design Statement by Squire & Partners dated January 2021, Heritage statement by Donald Insall Architects dated January 2021.

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: 18077-SQP-ZZ-B2-DP-A-PL00002 A, 18077-SQP-ZZ-B1-DP-A-PL00003 A, 18077-SQP-ZZ-00-DP-A-PL01004 A, 18077-SQP-ZZ-MZ-DP-A-PL01005 A, 18077-SQP-ZZ-01-DP-A-PL01006 A, 18077-SQP-ZZ-02-DP-A-PL01007 A, 18077-SQP-ZZ-03-DP-A-PL01008 A, 18077-SQP-ZZ-04-DP-A-PL01009 A, 18077-SQP-ZZ-05-DP-A-PL01010 A, 18077-SQP-ZZ-06-DP-A-PL01011 A, 18077-SQP-ZZ-07-DP-A-PL01012 A, 18077-SQP-ZZ-08-DP-A-PL01013 A, 18077-SQP-ZZ-09-DP-A-PL01014 A, 18077-SQP-ZZ-10-DP-A-PL01015 A, 18077-SQP-ZZ-11-DP-A-PL01016 A, 18077-SQP-ZZ-12-DP-A-PL01017 A, 18077-SQP-ZZ-13-DP-A-PL01018 A, 18077-SQP-ZZ-14-DP-A-PL01019 A, 18077-SQP-ZZ-15-DP-A-PL01020 A, 18077-SQP-ZZ-RF-DP-A-PL01021 A, 18077-SQP-01-ZZ-DE-A-PL00300 B, 18077-SQP-01-ZZ-DE-A-PL00301 B, 18077-SQP-01-ZZ-DE-A-PL00302 B, 18077-SQP-01-ZZ-DE-A-PL00303 B, 18077-SQP-01-ZZ-DE-A-PL00304 B, 18077-SQP-ZZ-ZZ-DP-A-PL00050 A, 18077-SQP-ZZ-B2-DP-A-PLN01002 A, 18077-SQP-ZZ-B1-DP-A-PLN01003 A, 18077-SQP-ZZ-00-DP-A-PLN01004 B, 18077-SQP-ZZ-MZ-DP-A-PLN01005 A, 18077-SQP-ZZ-01-DP-A-PLN01006 A, 18077-SQP-ZZ-03-DP-A-PLN01008 A, 18077-SQP-ZZ-08-DP-A-PLN01013 A, 18077-SQP-ZZ-15-DP-A-PLN01020 B, 18077-SQP-01-ZZ-DE-A-PLN01300 A, 18077-SQP-01-ZZ-DE-A-PLN01301 A, 18077-SQP-01-ZZ-DE-A-PLN01302 A, 18077-SQP-01-ZZ-DE-A-PLN01304 A, 18077-SQP-ZZ-00-DP-A-PLN20004 A, 18077-SQP-01-ZZ-DP-A-PLN20301 A, 18077-SQP-01-ZZ-DP-A-PLN20302 A, 18077-SQP-01-ZZ-DP-A-PLN20303 A, 18077-SQP-01-ZZ-DP-A-PLN20304 A, 18077-SQP-01-ZZ-DP-A-PLN20400 rev A.



Documents: Structural Statement by Pell Frischmann dated 20 January 2021, Design Statement by Squire & Partners dated January 2021, Heritage statement by Donald Insall Architects dated January 2021.

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 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 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

Chief Planning Officer

Application ref: 2021/0351/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Email: [laura.hazelton@camden.gov.uk](mailto:laura.hazelton@camden.gov.uk)  
Date: 10 March 2021

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

Phone: 020 7974 4444

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[www.camden.gov.uk](http://www.camden.gov.uk)

Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Space House**  
**1 Kemble Street and 43-59 Kingsway**  
**London**  
**WC2B 4TE**

# DECISION

Proposal: Removal and like for like replacement of windows to the north and south of the Kingsway building, removal of link bridge roof, reconfiguration of the UKPN facade to the Kingsway block and removal of brickwork and replacement with louvres to the Tower UKPN substation.

Drawing Nos: 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-ZZ-ZZ-DP-A-PL00050 rev A, 18077-SQP-ZZ-00-DP-A-PLN01004 rev B, 18077-SQP-ZZ-03-DP-A-PLN01008 rev A, 18077-SQP-01-ZZ-DE-A-PLN01300 rev A, 18077-SQP-01-ZZ-DE-A-PLN01301 rev A, 18077-SQP-01-ZZ-DE-A-PLN01302 rev A, 18077-SQP-01-ZZ-DE-A-PLN01304 rev A, 18077-SQP-ZZ-00-DP-A-PLN20004 rev A, 18077-SQP-01-ZZ-DP-A-PLN20301 rev A, 18077-SQP-01-ZZ-DP-A-PLN20302 rev A, 18077-SQP-01-ZZ-DP-A-PLN20303 rev A, 18077-SQP-01-ZZ-DP-A-PLN20304 rev A, 18077-SQP-01-ZZ-DP-A-PLN20400 rev A.

Documents: Structural Statement by Pell Frischmann dated 20 January 2021, Design Statement by Squire & Partners dated January 2021, Heritage statement by Donald Insall Architects dated January 2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 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-ZZ-ZZ-DP-A-PL00050 rev A, 18077-SQP-ZZ-00-DP-A-PLN01004 rev B, 18077-SQP-ZZ-03-DP-A-PLN01008 rev A, 18077-SQP-01-ZZ-DE-A-PLN01300 rev A, 18077-SQP-01-ZZ-DE-A-PLN01301 rev A, 18077-SQP-01-ZZ-DE-A-PLN01302 rev A, 18077-SQP-01-ZZ-DE-A-PLN01304 rev A, 18077-SQP-ZZ-00-DP-A-PLN20004 rev A, 18077-SQP-01-ZZ-DP-A-PLN20301 rev A, 18077-SQP-01-ZZ-DP-A-PLN20302 rev A, 18077-SQP-01-ZZ-DP-A-PLN20303 rev A, 18077-SQP-01-ZZ-DP-A-PLN20304 rev A, 18077-SQP-01-ZZ-DP-A-PLN20400 rev A.

Documents: Structural Statement by Pell Frischmann dated 20 January 2021, Design Statement by Squire & Partners dated January 2021, Heritage statement by Donald Insall Architects dated January 2021.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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.

- 4 You are reminded of TfL's advice that:

All vehicles associated with the works must only park/stop at permitted locations and within the time periods permitted by existing on-street restrictions.

The bus routes on Kingsway must not be blocked by construction vehicles and construction must not disturb bus operations.

TfL strongly encourages the applicant to comply with FORS standards as TfL supports the use of freight operators with FORS silver or gold membership because it is imperative that road safety measures are considered, and preventative measures delivered through the construction and operational phases of the development.

All contractor vehicles should include sidebars, blind spot mirrors and detection equipment to reduce the risk and impact of collisions with cyclists and other road users and pedestrians.

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

Chief Planning Officer