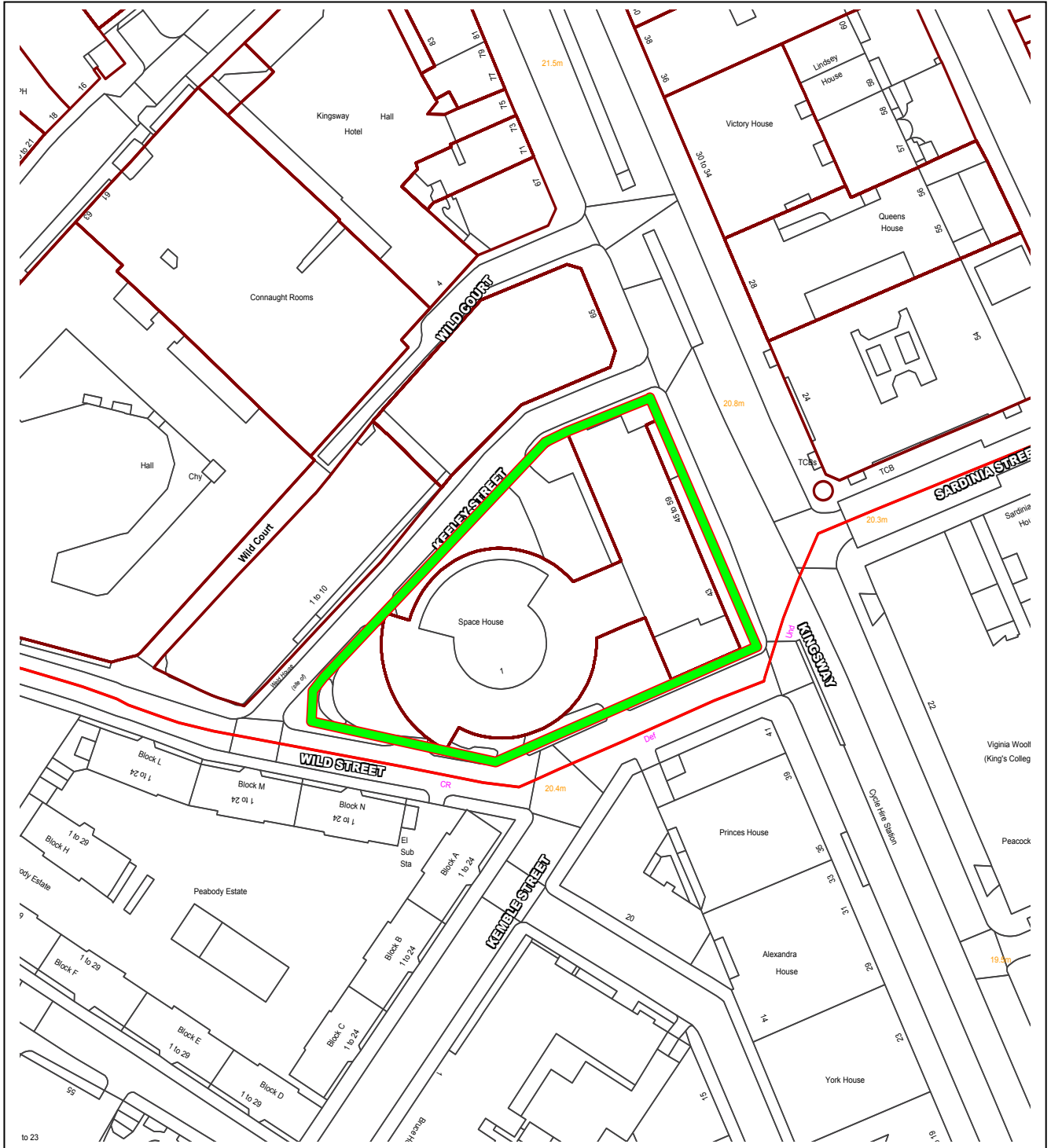


Space House, 43-59 Kingsway 2021/1058/P & 2021/1097/L



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Figure 1: The existing site viewed from Kingsway



Figure 2: Previously approved scheme

Existing louvres to be replaced with new louvres and a louvred door for access to the fuel cabinet



Existing Listed kidney bean structure



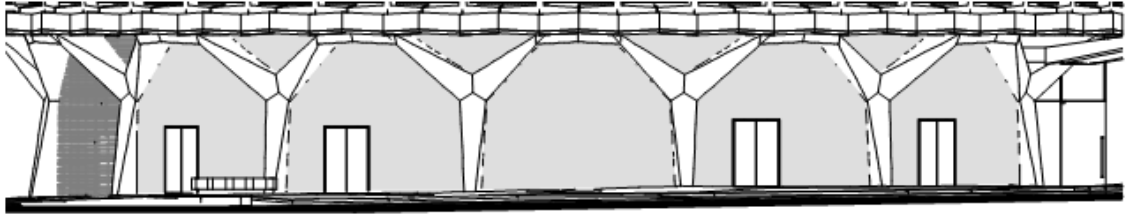
Existing Listed kidney bean structure



Site photo - existing 33kV UKPN substation transformer bay

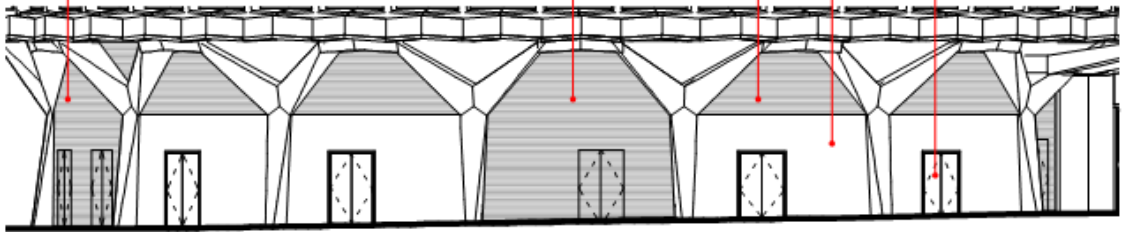


Site photo - existing 33kV UKPN substation louvred facade.

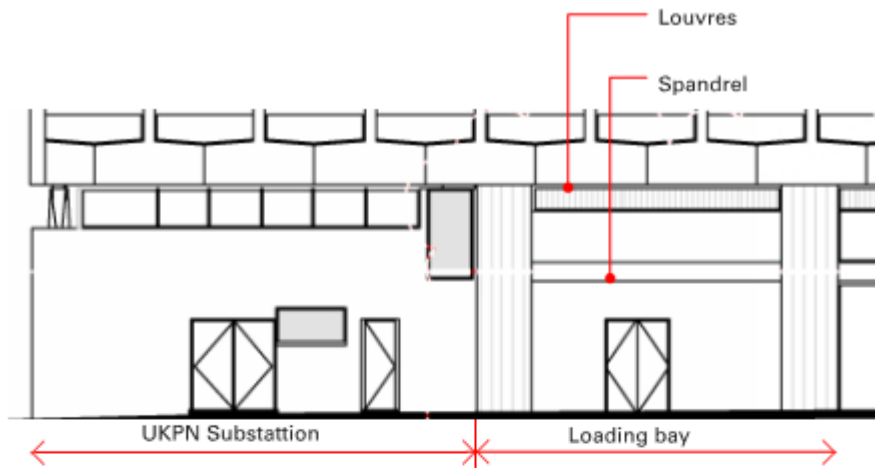


Approved UKPN Facade - North Elevation

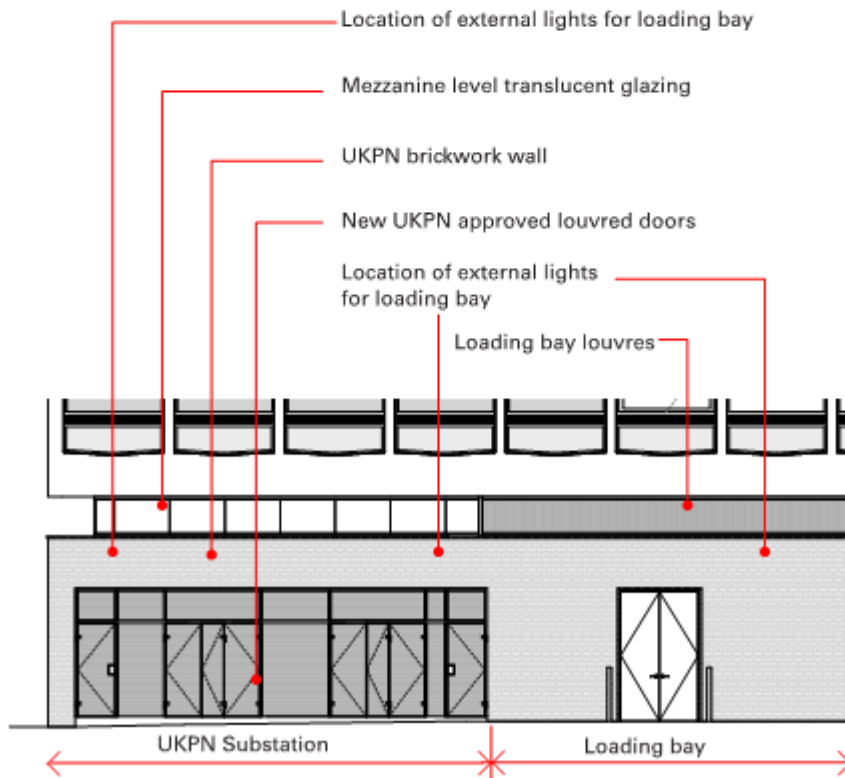
- Existing doors to be made good
- Existing brickwork to be made good
- New UKPN approved louvres to match existing
- Existing louvres and doors retained and repainted



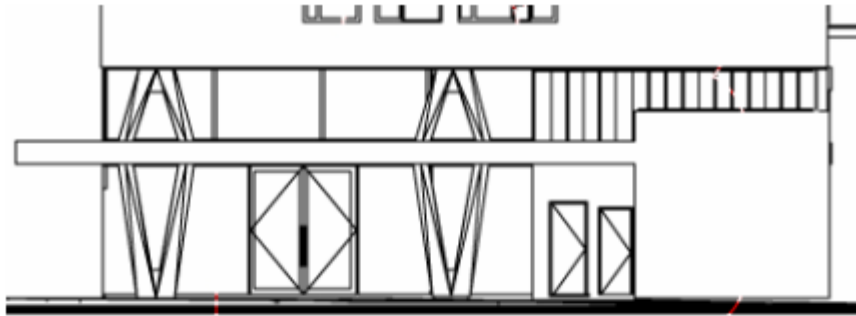
Proposed UKPN Facade - North Elevation



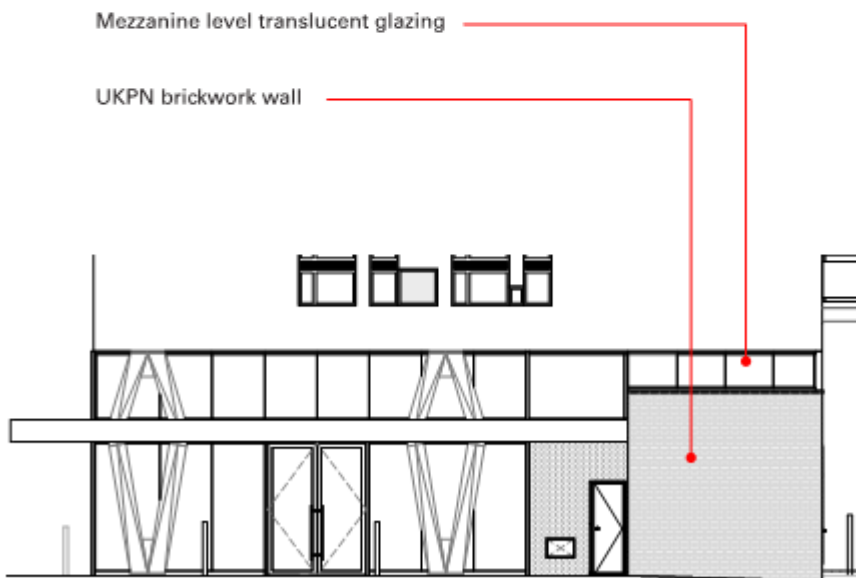
Approved Kingsway West Elevation - UKPN and Loading Bay Facade



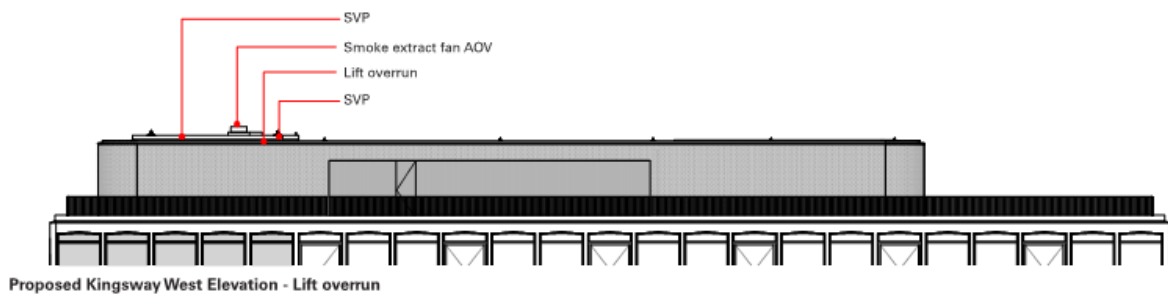
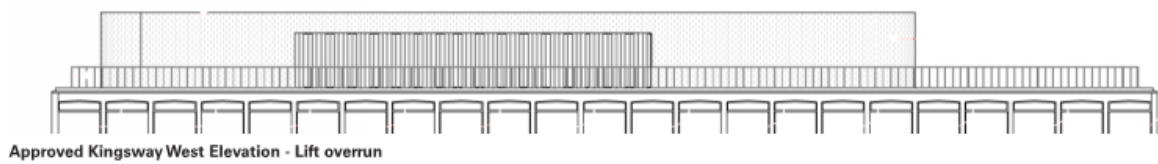
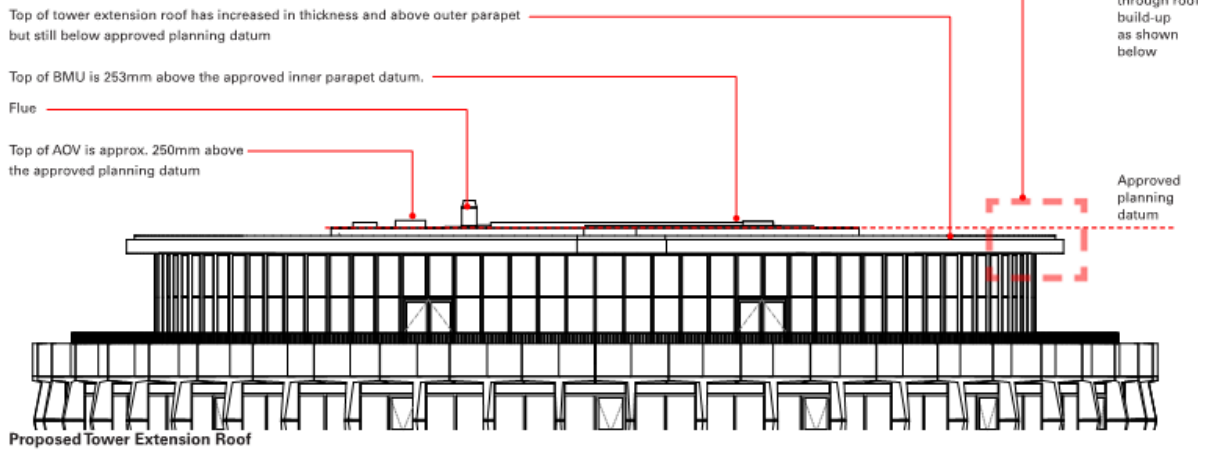
Proposed Kingsway West Elevation - UKPN and Loading Bay Facade

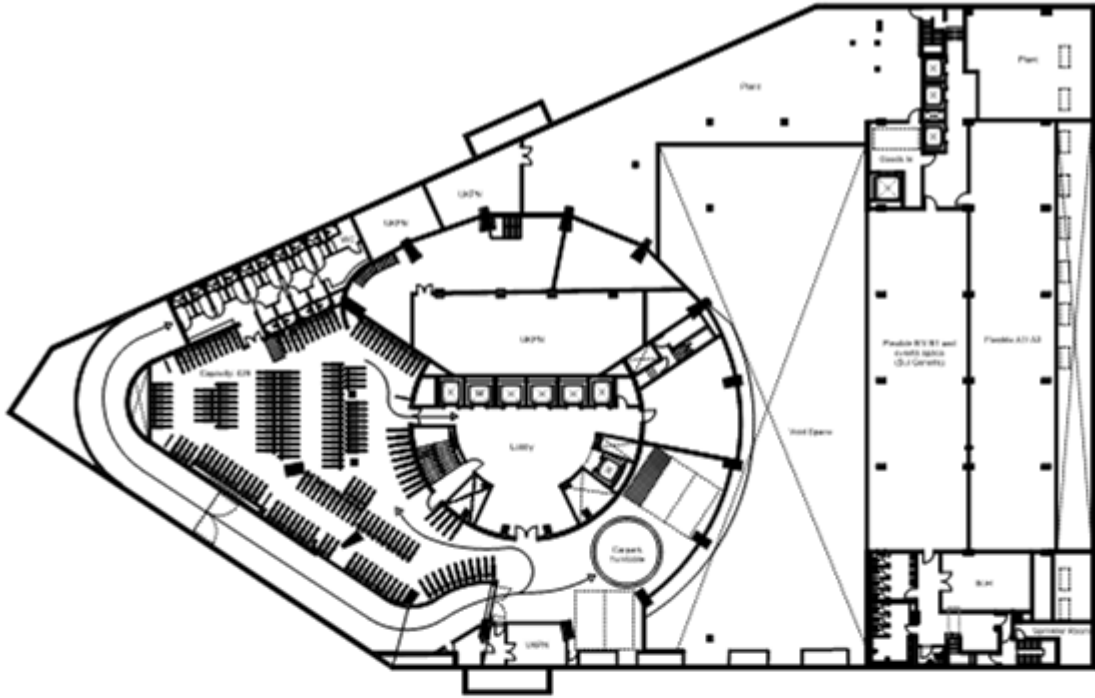


Approved Kingsway North Elevation - UKPN Facade

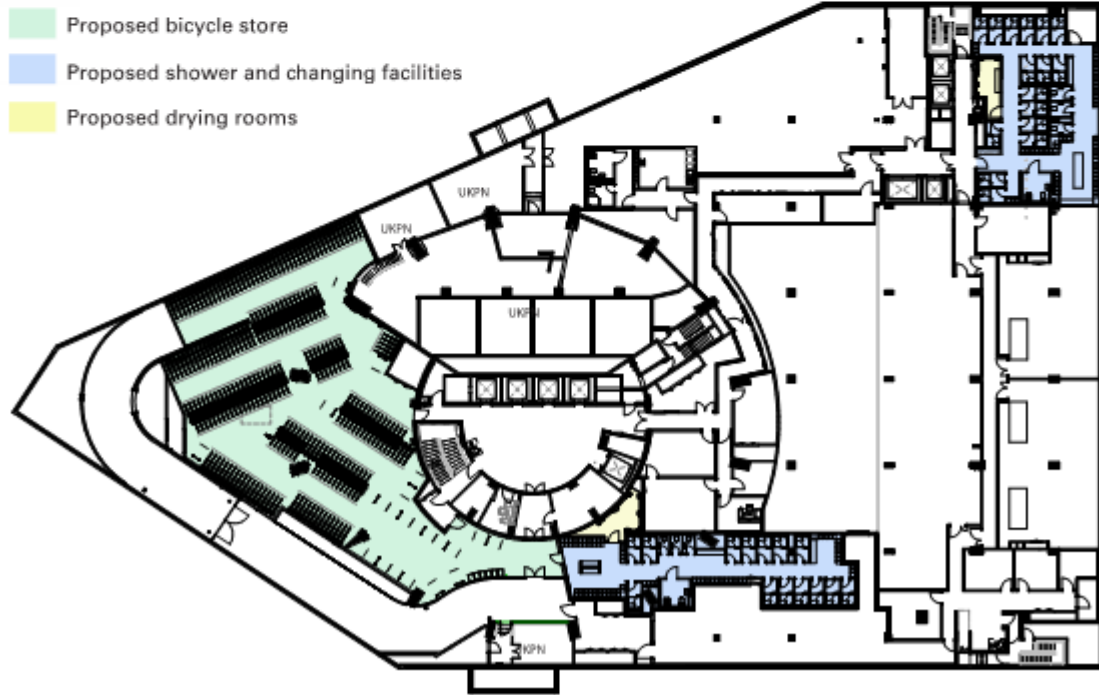


Proposed Kingsway North Elevation - UKPN Facade

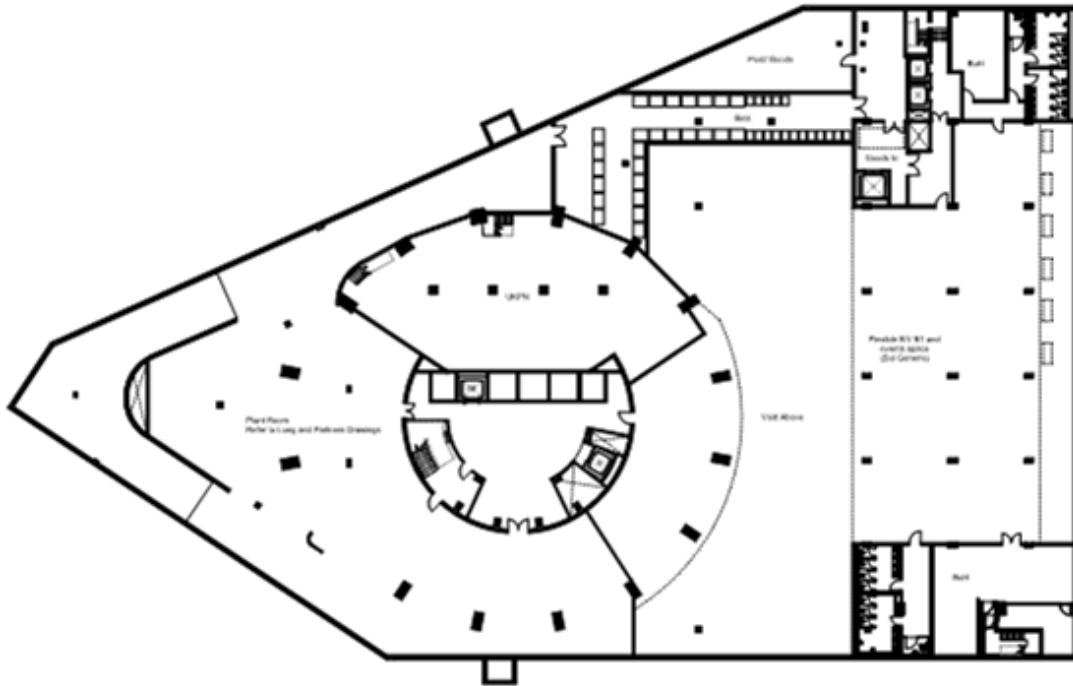




Approved basement level 1 floor plan

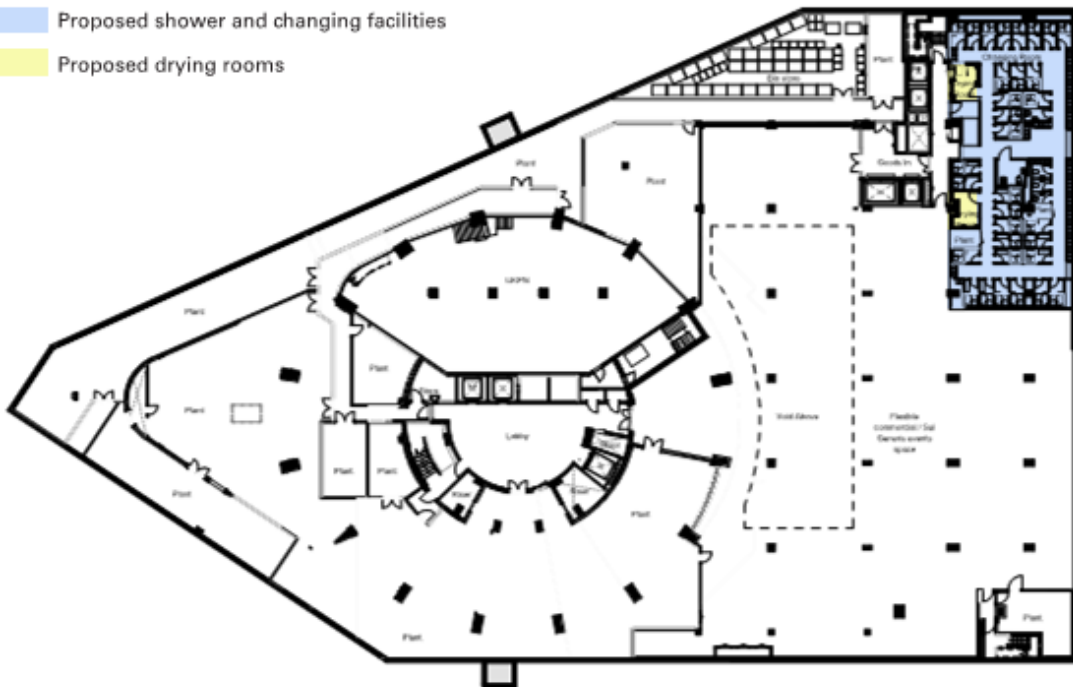


Proposed basement level 1 floor plan

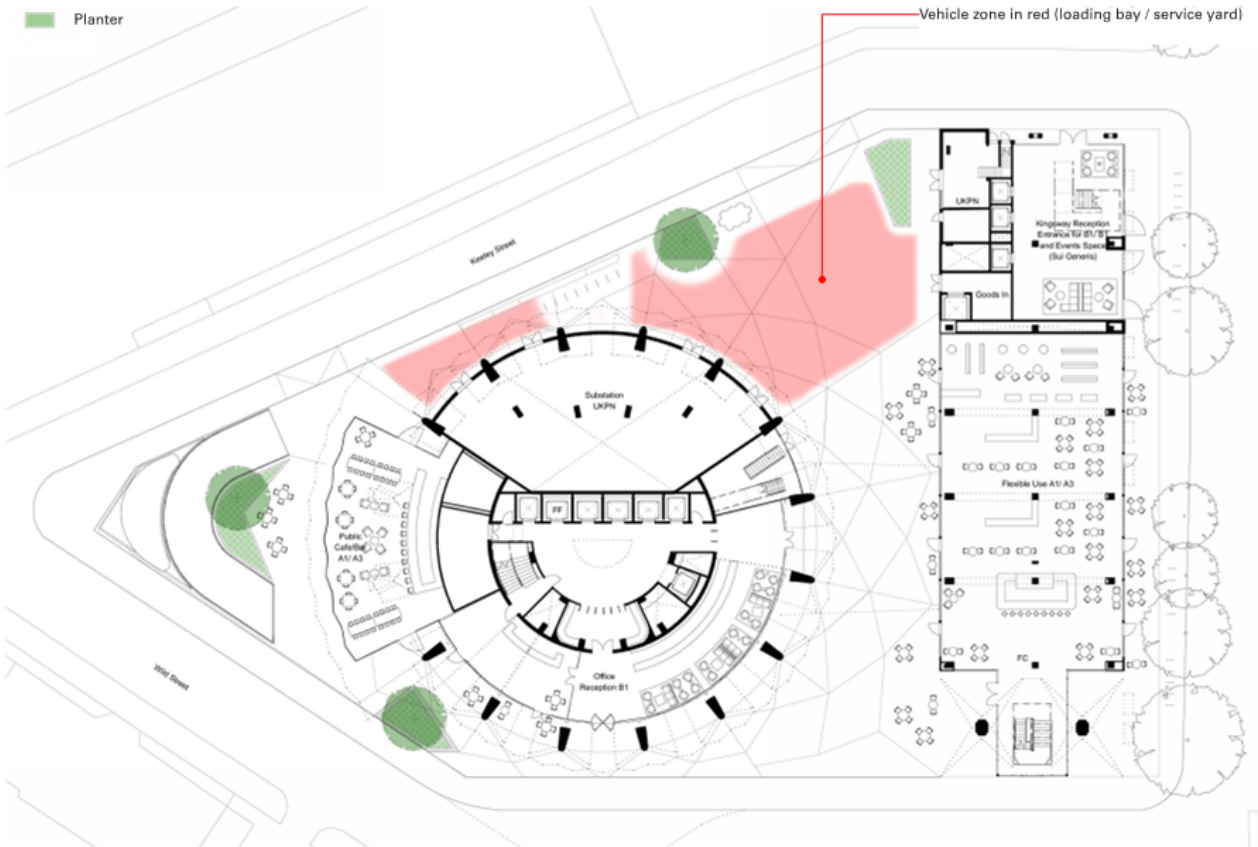


Approved basement level 2 floor plan

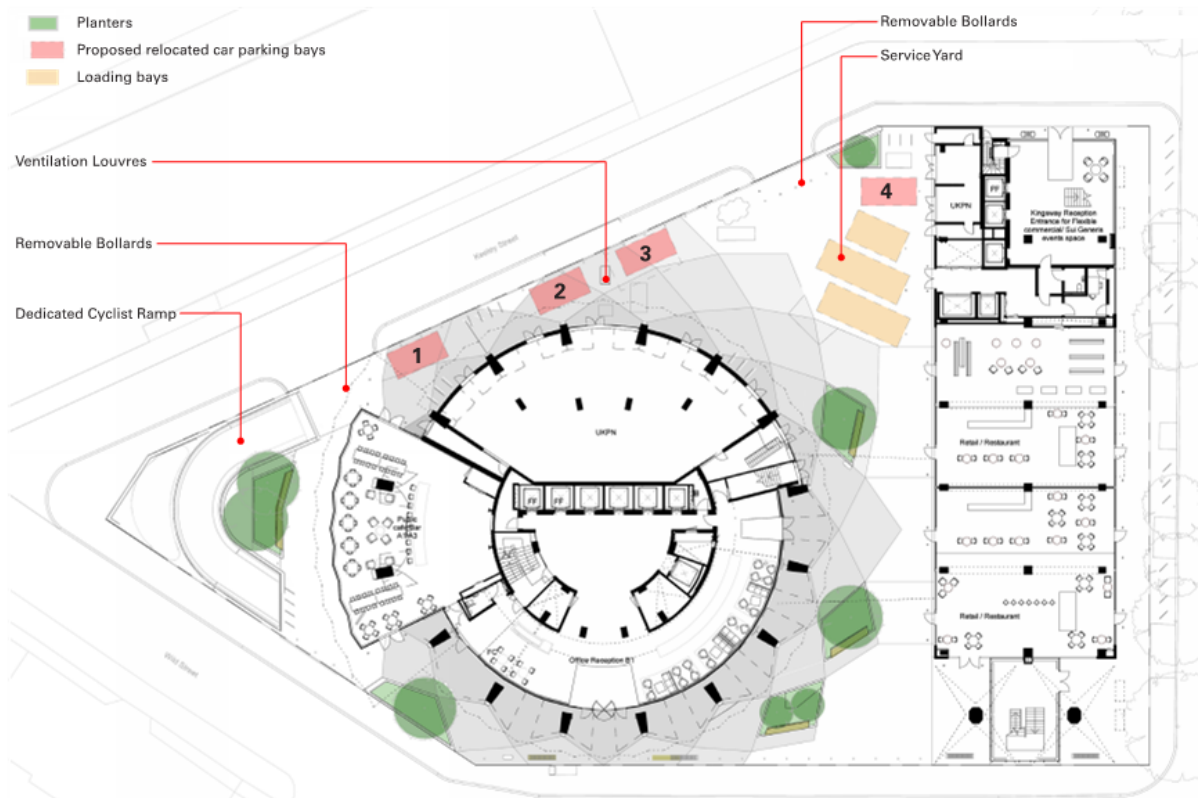
- Proposed shower and changing facilities
- Proposed drying rooms



Proposed basement level 2 floor plan



Approved ground floor plan with landscaping



Proposed Ground Floor Plan with Car Parking Space and Loading Bays

The final landscaping design and details are subject to condition 18 of the planning permission

Delegated Report		Analysis sheet		Expiry Date:		08/06/2021	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		11/04/2021	
Officer				Application Numbers			
Laura Hazelton				(i) 2021/1058/P (ii) 2021/1106/L			
Application Address				Drawing Numbers			
Space House 1 Kemble Street and 43-59 Kingsway London WC2B 4TE				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposals							
<p>(i) 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; façade 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.</p> <p>(ii) 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; façade 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.</p>							
Recommendations:		<p>(i) Grant conditional planning permission subject to s106 legal agreement</p> <p>(ii) Grant conditional listed building consent</p>					
Application Types:		<p>(i) Variation or Removal of Condition(s)</p> <p>(ii) Variation or Removal of Condition(s)</p>					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>The applications were advertised in the local press on 18/03/2021 and multiple site notices were displayed surrounding the site on 15/03/2021.</p> <p>Two objections were received from residents of the Peabody Buildings, Wild Street. Both objections related to the proposed benches and planters, with concerns raised that they benches would invite crime, anti-social behaviour, drug taking/dealing and loitering.</p> <p><i>Officer response: Please refer to paragraphs 5.3 and 5.4 for officer assessment.</i></p>					
Historic England	<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>					
Covent Garden Community Association (CGCA)	<p>The CGCA objected to the applications, summarised as follows:</p> <ul style="list-style-type: none"> • Objection to the outdoor seating, as street furniture is often used as a base for antisocial behaviour and a magnet for crime, including drug use and drug dealing, drinking, noisy activity and socialising after leaving events. • The seating and planters are in a densely residential area. The landscaping should be beneficial to the community. • If they are not removed from the proposals, any benches and seating should be removed overnight. • Suggest that 'no smoking' signs are displayed near to residential windows. <p><i>Officer response: Please refer to paragraphs 5.3 and 5.4 for officer assessment.</i></p>					
Westminster City Council	<p>The City Council has considered the proposals and decided it does not wish to comment on the proposals.</p>					

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.

2021/0351/P & 2021/0318/L - 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. Granted 16/03/2021.

Relevant policies and guidance

National Planning Policy Framework (2019)

The London Plan (2021)

Camden Local Plan (2017)

- G1 Delivery and location of growth
- A1 Managing the proposed impact of development
- C5 Safety and security
- C6 Access for all
- D1 Design
- D2 Heritage
- E1 Economic development
- E2 Employment premises and sites
- 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 on 26/11/2019 (under references 2019/2773/P and 2019/2790/L) 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 which included 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 1st March 2021.
- 1.5 The approved scheme included the re-landscaping of the area surrounding the site and the enhancement of the public realm was considered a benefit of the approved scheme. Indicative proposals were provided which included hard and soft landscaping, raised planters and benches within the public realm. Final details of the landscaping proposals were secured by condition 18 which required full details of hard and soft landscaping to be submitted for approval prior to commencement of the relevant works. It is noted that objections were not received relating to these elements of the original scheme.

2.0 Proposals

- 2.1 Permission is now sought to vary the consented planning permission and listed building consent to introduce the following amendments to the approved scheme:

External and internal design changes

- 2.2 The proposed amendments include the following:
- Changes to tower extension and façade, including the development of the Building Maintenance Unit (BMU) Strategy; introduction of smoke extracts at roof level; minor increase in height of roof build up; clarification of external doors to terrace which were mistakenly omitted from the approved drawings; additional risers; removal of internal stair; additional WCs at level 16; and modifications to level 16 lift lobby walls and doors.
 - Changes to tower ground floor, including changes to the UKPN façade treatment;

modification of doors to reception and Filling Station; installation of protected fire lobby screen; and changes to reception layout.

- Changes to tower core, including increased quantity of WCs at level 1; changes to WCs at level 2; strengthening of level 1 and change to typical floor WC layouts.
- Changes to bridge link, including the installation of planters to the roof; reduction in number of access doors; new roof structure; and partition removal between tower and bridge link.
- Changes to Kingsway extension, including installation of biodiverse roof; changes to lift overrun and smoke automatic opening vents (AOVs), changes to sliding doors, and changes to level 8 layout.
- Kingsway ground floor changes including revised external treatment of the manager's office; refurbishment of southern stair enclosure; modification of loading bay and mezzanine level glazing; removal of glass doors from east façade and north façade; and changes to ground floor layout.
- Changes to Kingsway office layout and core arrangement.
- Changes to windows – The proposals include a suggested pattern of openable windows as this was not specified in the approved drawing, the installation of translucent glazing to the Kingsway west elevation, and grey tinted windows to Kingsway north and south elevations.
- Removal of screed and like for like replacement.
- Changes to the approved layouts of basement levels 1 and 2.

Relocation of car parking from basement to ground floor and associated changes to short stay cycle parking and landscaping

- 2.3 The proposals include the relocation of 4 approved car parking spaces from basement level 1 to the ground floor public realm to the north of the site. The short stay cycle parking at ground floor is also proposed to be realigned to accommodate the relocated car parking spaces.
- 2.4 The approved electric vehicle charging points would also need to be relocated to ground floor, so it is proposed to amend condition 7 (which secures the provision of 2 electric vehicle charging points) of the planning permission to amend the reference from 'upper basement' to 'ground floor'. The proposals were also revised following submission to include charging points for all 4 parking spaces, so the condition would be amended to incorporate this.
- 2.5 Amendments to hard landscaping include the refurbishment of the kidney shaped structure to house a fuel cabinet.

Increase in number and diversification of cycle parking spaces at basement level 1 and increase in shower and locker provision at basement levels 1 and 2

- 2.6 The proposed amendments would result in an overall increase from 429 cycle parking spaces to 536 spaces, including an increase of 21 spaces for accessible spaces. There would also be an increase from 14 to 65 showers including 3 accessible shower rooms, and 536 lockers would be provided. The number of short stay cycle parking spaces would remain unchanged.

Variation of listed building consent condition 3

- 2.7 The applicant is also seeking additions to listed building consent (ref: 2019/2790/L) condition 3

in order to allow for the submission and approval of details in respect of:

- i. MEP services and all builder's work in connection with the works;
- ii. Bat boxes;
- iii. Extent and methodology of screed removal and replacement;
- iv. Details of planters to the link bridge roof; and
- v. Details of greening to the Kingsway building roof.

2.8 There is no objection to this addition as it would ensure that when this level of detail has been developed for the building either by the landlord or tenants, information can be submitted for approval via an approval of details application and would not require either an amendment to the extant listed building consent or a separate, new listed building consent application.

Regularisation of the application red line

2.9 It was discovered following the grant of planning permission that the approved application red line boundary did not encompass parts of basement levels 1 and 2 which extend under the pavement along Kingsway. As such, the applicant is seeking to regularise this as part of the current application by submitting a corrected red line plan. Given Camden Highways (as landowners) and Transport departments were notified of the original application and were consulted during the course of the application, the regularisation of the red line boundary via the current minor amendment application is considered appropriate. The amendment would not mean that any interested parties' or landowners' ability to comment would have been prejudiced.

Revision to floor areas following further details surveys

2.10 The existing and proposed floor areas have changed since the approval of the planning permission and listed building consent for the following reasons:

- i. A review of the vacated building has led to discovery of additional area at mezzanine level in both the Tower and Kingsway buildings (390sqm GIA), meaning the existing floor areas were incorrect;
- ii. Design changes, including the retention of a greater amount of the existing historic fabric and additional risers within the tower extension;
- iii. Change of area mix to allow for 25% increase to cycle parking provision and increased shower facilities;
- iv. Revisions to the approved basement level layouts; and
- v. Correcting the measurements of the office floorplates in the area schedule that was submitted at planning application stage.

2.11 As such, the applicant is seeking to regularise the revised floor areas as part of the current application as follows:

Land Use	Existing (sqm GIA) (inc. mezz)	Approved (sqm GIA)	Approved (sqm GIA) (inc. mezz)	Proposed (sqm GIA)	Net Change (approved vs proposed) (sqm GIA)
Office (inc. BOH areas)	33,198.3	31,050	31,283	32,513.4	+1,230.4
Flexible Retail/Restaurant	0	1,125	1,125	967.7	-157.3
Flexible Commercial/ Commercial and events space (sui generis)	0	1,952	1,952	1,574.1	-377.9
UKPN	1,122	1,122	1,122	1083.2	-38.8
TOTAL	34,320.3	35,249	35,482	36,138.4	+656.4

2.12 As a consequence of the changes to the existing floor areas, the payment in lieu (PiL) of on-site housing secured as part of the approved consent will need to be amended because it was based on incorrect floor areas. Because the original scheme was determined in accordance with the now-superseded Interim Housing CPG (2019), it is considered most appropriate for the revised corrected floor areas to be re-calculated in line with the 2019 CPG, and for the new uplift now proposed as part of the current application to be assessed against the updated Housing CPG PiL rates.

2.13 The amended PiL using the correct floor areas would result in a revised PiL of **£678,142.38** based on the following methodology:

Total addition to floorspace proposed	1,161.7 sq m GIA
Self-contained housing floorspace target	$1,161.7 \times 50\% = 580.85$ sq m GIA
Additional self-contained housing floorspace provision	0 sq m GIA
Affordable housing percentage target (capacity x 2%)	$600/100 \times 2\% = 12\%$
Affordable housing floorspace target (= shortfall in this scenario)	$580.85 \times 12\% = 69.702$ sq m GIA
Estimated affordable housing shortfall GEA (GIA x 1.25)	$69.702 \times 1.25 = 87.1275$ sq m GEA
Payment-in-lieu of affordable housing (shortfall GEA x £2,650 psm)	$87.1275 \times £2,650 =$ £230,887.88
Market housing percentage target (100% minus affordable %age target)	$100 - 12\% = 88\%$
Market housing floorspace target (= shortfall in this scenario)	$580.85 \times 88\% = 511.148$ sq m GIA
Estimated market housing shortfall GEA (GIA x 1.25)	$511.148 \times 1.25 = 638.935$ sq m GEA
Payment in lieu of market housing (shortfall GEA x £700 psm)	$638.935 \times £700 =$ £447,254.50
Total payment (different affordable and market housing shortfalls)	£230,887.88 + £447,254.5 = £678,142.38

2.14 The new proposals increase the uplift from 1,161.7sqm to 1,818.4 sqm, making the total uplift for the current S73 proposals 656.7sqm GIA. Using the new CPG (2021) PiL rates, this would result in a PiL of **£492,525** based on the updated methodology:

Total addition to floorspace proposed = 656.7 sqm GIA
 Self-contained housing target = $656.7 \times 50\% = 328.35$ sqm GIA
 On site addition to housing = 0 sqm GIA
 PiL = $328.35 \times £1,500 = £492,525$

2.15 This would result in an overall PiL total (amended approved + now proposed) of **£1,170,667.38**. As £1,003,649.50 has already been paid, it is proposed that the £167,017.88 difference would be secured by a S106 deed of variation. No other contributions secured as part of the original consent would be impacted.

Variations to conditions

2.16 As a result of the internal and external changes proposed, several planning and listed building

conditions require variation to incorporate the changes described above. These include the following:

Planning

- vi. Conditions 2 and 3 – approved drawings and documents.
- vii. Condition 5 – Long stay cycle parking spaces
- viii. Condition 7 – Electric vehicle charging points
- ix. New condition 24 – Green roof details

Listed building consent

- x. Condition 2 – approved drawings and documents.
- xi. Condition 3 – submission of detailed drawings.

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.

Existing building and assessment of significance

4.6 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. The site comprises two buildings: an eight-storey slab block facing Kingsway and a 15-storey (plus basements) cylindrical tower to the rear of the site, connected by a two-storey bridge link. 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, 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.

- 4.7 The sense of openness at ground floor level and that of a floating structure above supporting piloti are aspects of the design which are 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.
- 4.8 The site was first listed as Grade II on 26 January 2015. The listing description sets out the reasons for designation as being due to its architectural, technical and historic interest:
- Architectural interest: as one of London's best speculative office buildings, whose arresting yet subtly-handled exteriors reflect many of the 'Pop' themes at play in the contemporary Centre Point development;
 - Technical interest: for the innovative use of a precast concrete grid, a form of partial prefabrication that allowed for rapid construction without the use of scaffolding, as well as for striking visual effects;
 - Historic interest: as an icon of the 1960s commercial property boom, built by the most successful developer-architect partnership of the day, its assertive styling reflecting the confidence and dynamism associated with the period.
- 4.9 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, nor is the plant room on the roof. Externally, the existing perimeter fence and security kiosk are not of special interest. The two surviving features are the intake and extractor units to the air conditioning system. The former, at the junction of Keeley Street and Wild Street, is encased within a kidney-shaped sculptural feature clad in white mosaic; the latter, further along Keeley Street, is concealed beneath a polygonal concrete bench.

Assessment

- 4.10 The previously consented extensions, repairs and refurbishment were considered to be sensitive alterations which would improve the external appearance of the buildings. Overall, the proposals were considered to preserve the special architectural and historic interest of the listed building, which resides largely in the principal external elevations of both buildings. The interiors of the building were originally designed to be flexible for the sake of commercial use and have since been extensively refurbished; therefore there is little of significance internally. The overall harm caused by the loss of original fabric was considered to be less than substantial.
- 4.11 The proposals were considered to deliver a number of benefits 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 as offices which is of principal importance to the building's architectural and historic significance.
- 4.12 Affording the less than substantial harm considerable importance and weight, Officers were of the view that the public benefits of the scheme, being essentially to secure the building's optimum viable use and sympathetic improvements both to its appearance, the surrounding

public realm, and the settings of other heritage assets, were sufficiently substantial to outweigh the less than substantial harm caused.

Tower amendments

- 4.13 Minor amendments are proposed to the doors in the glazing to the tower reception and Filling Station retail unit. The glazed façade and overall appearance would be maintained, however, a thin metal frame would be introduced to accommodate security equipment. The detailed drawings and specifications would still be required to be submitted for approval as part of listed building consent (LBC) condition 3 (part b). The accessible doors, in the approved scheme located to one side of the main entrance, would be relocated either side of the revolving door. The glazed door to the firefighters entrance would be increased from a single leaf door to a leaf and half. The large single leaf doors into the filling station have changed to a set of glazed double doors. A UKPN escape route is proposed between the substation and Filling Station which requires the introduction of a brick wall to the northern end of the canopy, and a louvred gate to the perimeter of the UKPN external wall. These changes are minor when compared to the approved design and would not have a harmful impact on special interest of the listed building.
- 4.14 The application proposes to vary the wording of condition 3L of the listed building consent to remove the requirement to assess the feasibility of a green wall in this location. The submission demonstrates that green walls are not appropriate in this location and proposes a revised design for the UKPN facades. Final details of the design for the facades would still be subject to condition 3L. Given the industrial character of this north-facing part of the site, a metal-clad façade treatment is considered more appropriate than a green wall, and is considered acceptable. The loss of the green wall in terms of enhanced biodiversity would be offset by the introduction of a new biodiverse roof to the Kingsway block.
- 4.15 The amended proposal is for the existing UKPN louvres to be retained and repainted, with the existing brickwork below the louvres cleaned and made good and the existing doors into the transformer rooms repainted. Additional louvres would be added at high level, with additional louvered doors added into the full height bank of louvres to the east of the Tower for the emergency escape route for the office levels. The proposals would have a neutral impact on the special interest of the listed building and on the setting of the Kingsway Conservation Area.
- 4.16 The consented design locates the BMU within the external plant room, which is concealed by the parapet of the extension roof when it is not in use. However, the size of the required BMU would sit 253mm above the consented planning datum. The proposals also include an AOV for smoke clearance in the event of a fire which would sit 250mm above the consented datum line. Verified views have been provided which demonstrate that this equipment would not be visible in long views. The roof build up would be increased from 100mm to 210mm, which is not considered to have an impact on the appearance of the consented roof form, especially given the height from ground level.
- 4.17 Minor amendments are required to the existing precast cladding of the Tower in order to accommodate the BMU cradle safety requirements. This includes BMU facade restraint sockets and a BMU emergency landing scenario. The restraint sockets would be inserted into the precast cladding horizontally at intervals of 3m at levels 12 and 16 (part of the extended roof level) of the Tower building and are required in order for the BMU to operate safely and to prevent the cradle from swinging against and damaging the façade in high winds. The sockets would not be visible from street level, and would have a minor impact on historic fabric at level 12. However, they could be removed and the fabric made good in the future, so the overall impact would be neutral. This would be secured by condition (LBC condition 6).

Kingsway amendments

- 4.18 The consented design provides three glazed doors on the east elevation into the reception along

Kingsway. The proposed design would see these doors removed to allow for Facilities Management loading bay areas at ground floor. The façade treatment to the elevation in this location is proposed as clear glazing to match the adjacent reception and retail units. As there will be a manager's office behind this location, a wall is proposed to be set back from the glazing and finished in timber panelling to match that of the reception area, creating a shopfront feel when viewed from the street. The proposed amendments would still provide significant activation of this elevation onto Kingsway compared to the existing condition, and the design changes are in keeping with the approved aesthetic.

- 4.19 The consented design retained the existing external metal panel and doors to the north façade, a means of escape from the basement, which provided access to the mezzanine level above the substation. The proposed design maintains the external basement door and escape stair in their consented location, however the external door to the mezzanine stair has been removed and replaced with a masonry wall and dry riser breaching inlet. The wall would be finished in mosaic tiles which would match the adjacent mosaic to the side wall of the Kingsway substation, and is considered a complementary finish which would preserve the appearance of this area.
- 4.20 It is proposed to add an additional vertical bay of windows with translucent glazing to the west elevation. This differs from the consented scheme, which has four vertical bays of windows with translucent glazing, which matches the existing condition. The additional bay of translucent glazing would echo the existing and would have a neutral impact on the significance of the listed building.
- 4.21 The consented scheme saw the grey tinted opaque glazing to this elevation replaced with clear glazing. The revised proposals would still replace the grey tinted glazing but with matching grey tinted glazing. This would be a benefit to the consented scheme as it preserves the original appearance of the building in these locations. The overall impact on the listed building would be neutral.
- 4.22 The approved scheme replaces the existing glazing to the southern stair curtain-wall enclosure with new glazing. The amended proposal is to replace the curtain wall frame like-for-like. This would reduce the risk of damage to the frame during the removal and replacement of the glazing and doors. Internally it is proposed to add a new glazed screen between the retail unit and the southern stair so that visitors to the retail unit cannot access the stair, which leads up to the office floors and down to the basement. The amended proposal also relocates the double doors from the western façade of the southern stair enclosure to the east facade.
- 4.23 The consented design significantly improves this area around what was originally an external stair at the south end of the Kingsway block but is currently enclosed with low quality glazed partitions separated by heavy aluminium mullions of the late-20th century. The replacement of the frame like-for-like would improve the appearance of the curtain walling, providing a cleaner profile as viewed from the street. Furthermore, the frame is of no historic or architectural interest. The minor alterations to the consented glazing and relocation of doors would be neutral in their impact and overall the proposals would remain a benefit of the consented scheme.
- 4.24 Changes to the Kingsway extension include a slight increase in the height of the lift overrun and an AOV for smoke clearance in the event of a fire, an increase in the finished floor level of 85mm, and the installation of a biodiverse roof. Verified views have been provided to demonstrate these would not be visible in views, and the biodiverse roof would help the development to pursue a BREEAM 'Outstanding' recommendation (previously targeting 'Excellent') which is welcomed.

Other amendments

- 4.25 Changes to the bridge link include the installation of planters to the roof; a reduction in the number of access doors onto the bridge from 3 to 1 from both buildings; increase in the roof build up by 110mm; and removal of the approved partition between the tower and bridge link.

The proposed amendments would preserve the appearance of the building and are acceptable.

- 4.26 The consented scheme refers to openable fan lights but does not identify the location of these or how many there would be across the Tower and Kingsway elevations. The proposed pattern has been derived from the existing rhythm of openable windows, with every third window being openable. The proposed frames and glazing would remain in keeping with and would be sensitive to the original character and appearance of the listed building.
- 4.27 Revisions are sought to the approved layouts of basement levels 1 and 2 in order to improve the function and operation of the development for future occupiers. The approved design had a large plant room in the north east corner of basement level 1, however the MEP detailed design development has resulted in the need to split up the plant room into smaller rooms and redistribute them around basement level 1 in order to improve the operational function of the proposed development. Other changes include the introduction of a new circulation corridor between the two buildings, additional goods lift between the Kingsway basement and ground floor, reconfigurations of WCs, and additional ductwork and risers. The changes to the layout would result in a reduction in the volume of listed fabric to be demolished at basement level compared to the approved scheme.
- 4.28 The proposed amendments also involve various alterations to the internal layout. These include:
- Increase in size of tower reception area and removal of curved wall separating the reception from the lift lobby to provide a visual link.
 - Installation of protected lobby between tower reception and Filling Station for fire safety.
 - Alterations to WC layout and riser locations within the core to all floors.
 - Floor strengthening to the existing slab at level 1.
 - Introduction of second goods lift to Kingsway building.
 - Demolition of non-historic Kingsway substation staircase and installation of a replacement staircase.
- 4.29 These are all considered to be minor changes to the consented scheme and would have a neutral impact on the listed building.
- 4.30 The proposed amendments to the ground floor public realm include the relocation of 4 parking bays from basement level to the northern part of the site. This area functions as a service and loading area with access from Kemble Street. The short stay cycle parking would be realigned as a result. Given the car parking would be located within the existing service and car parking area, the proposed amendments would still represent an enhancement to the setting of the listed building.
- 4.31 In order to avoid locating a visible fuel cabinet within the public realm, it is proposed to utilise the existing kidney shaped structure to the west of the site. The existing vent within the structure is not required and the shaft below creates a services link to the basement plant rooms which would be utilised to house the fuel intake cabinet and pipework for the emergency generator at basement level 2. The existing louvres would be replaced with new louvres and concealed louvered. The structure would be refurbished and the mosaic tile cladding cleaned, overall improving its appearance and bringing it back into utilitarian use which is considered appropriate.

Assessment of harm

- 4.32 The proposed amendments would be minor in the context of the approved scheme, and would result in an overall reduction in the extent of historic fabric to be demolished. 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 or historic interest of the building, which lies predominantly in its sculptural form and external elevations, as well as its use as a commercial office.

4.33 The areas of change would be focused in areas of lesser significance or constitute minor amendments to the previously approved changes. There would be some minor harm arising from the loss of historic fabric, however, this would not affect the overall significance of the building and would be no greater than previously considered acceptable. The previously approved public benefits would continue to be delivered, and additional benefits would be provided in the form of the very high standard of cycle parking and facilities, the improvements to ecology and sustainability which would mean the development would now target BREEAM Outstanding rather than Excellent; and the re-use and repair of the historic 'kidney bean' structure. These benefits would continue to outweigh the less than substantial harm, and overall, the proposals would preserve the special interest 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.

5.3 Concerns have been raised regarding the potential for benches and planters to encourage crime, anti-social behaviour, drug taking/dealing and loitering. The principal of the introduction of benches and planters was considered acceptable as part of the original consent, with the approved landscaping drawings showing a number of benches and planters as part of the public realm landscaping strategy. Final details were and will continue to be secured by condition 18 (landscaping details). Site security measures will also mitigate any anti-social behaviour. The applicant has confirmed the following site security measures will be implemented, although final details of the site security strategy are also secured by condition 22:

- There will be 24/7 security at the site;
- CCTV cameras will be installed and operational 24/7;
- In addition to the security management scheme to be submitted and approved via condition 22, the operator will be bound by the approved Operational Management Plan (OMP) (s106 Clause 4.10.1) in respect of the flexible B1/B1 events space (sui generis). The approved strategies in the OMP will be implemented at the site when events are being hosted in the space as an extra/additional layer of site security management.

5.4 As such, subject to stringent site security measures which had already been secured by condition and the OMP secured by S106, the proposed landscaping would not unduly harm neighbouring amenity or encourage anti-social behaviour.

6.0 Transport

6.1 The proposed amendments have been reviewed by the Council's Transport Officer who has confirmed there is no objection to the proposed amendments. The increase in long term (staff) cycle parking spaces from 429 to 536 is welcomed. All of these spaces would be located at Basement Level 1 and accessed from street level via the existing car park ramp. Under the revisions, the 4 previously retained basement car parking spaces will be relocated to the ground floor level. There will thus be no conflict between cars and cycles using the ramp, which is an improvement in terms of road safety. The spaces will be provided in the form of 514 Josta two

tier rack spaces and 15 Sheffield stands.

- 6.2 Likewise, there is no objection to the proposed increase in the number of showers, changing rooms and lockers. The number of showers is being increased from 14 to 65 (equivalent to 1 per 8 cycle spaces), whilst 536 lockers will now be provided (1 per cycle space). The showers, changing rooms and lockers will be provided in 3 separate locations. One will be provided adjacent to the cycle store, a second will be provided on the same level in the northeast corner of the Kingsway Building, with the third located directly below this at Basement Level 2. The proposed shower provision would exceed London Plan recommendations of 1:10 cycle spaces, and the locker provision would exceed the recommendation by providing 1 locker for every cycle space.
- 6.3 In terms of short stay (visitor) cycle parking, 17 Sheffield stands (34 spaces) are shown around the rear periphery of the site in line with the approved scheme. Six of the stands, adjacent to the Tower UKPN substation, are described as “removable” in the Street Furniture Plan. These stands will be constructed in the same manner as traditional Sheffield stands but will be fit with a mechanism to lower the stands to allow access to be achieved by UKPN. All stands will be firmly fixed to the ground to provide the level of security required for cycle parking.
- 6.4 There is no objection to the relocation of the basement car parking spaces to the ground floor. There would be no increase in parking spaces onsite. Tracking plots have been provided which demonstrate that all 4 bays can be used independently without blocking the other. All spaces would be provided with an electric vehicle charging point which is an increase on the approved scheme and is welcomed. The increased provision would be secured by condition (condition 7).
- 6.5 The applicant’s transport consultants, Caneparo Associates have also considered the proposed amendments across the site in respect of trip generation, deliveries and servicing. The servicing strategy remains unchanged from the approved scheme. The change in the floor areas proposed will lead to a minor reduction in the number of deliveries to the development per day (-1) as set out in Table 2 of the Transport Statement (TS) Addendum. Therefore the assessment within the approved TS remain robust. In terms of trip generation there is predicted to be an increase in the total number of person trips due to a proposed combined uplift of 144sqm (GIA) in the provision of commercial office and events space (sui generis). Caneparo Associates have assessed the predicted increase in the trip generation to be negligible and largely within that which was agreed under the approved TS. The Council’s Transport Officer has confirmed they are in agreement with this assessment. Therefore, the proposed amendments will not cause any material impact to the road network in terms of trip generation or deliveries and servicing.

7.0 Conclusion and recommendation

- 7.1 In conclusion, the proposed amendments are considered to be minor in the context of the approved development, and would continue to preserve the special interest of the listed building and Kingsway Conservation Area, in accordance with sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, the NPPF, and the requirements of policies D1 and D2 of the Local Plan. Likewise, the proposed amendments to car and cycle parking are largely an improvement on the approved scheme, and the proposals would not unduly impact neighbouring amenity in accordance with policies A1 and T1 of the Local Plan. As such, it is recommended that planning permission and listed building consent are granted subject to a S106 deed of variation.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th June 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 and search for ‘Members Briefing’.

Application ref: 2021/1106/L
Contact: Laura Hazelton
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Date: 10 June 2021

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Gerald Eve LLP
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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 6TE

DECISION

Proposal: 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; façade 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.

Drawing Nos:

Existing drawings

18077-SQP-ZZ-ZZ-DP-A-PL00001 rev D, 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 D, 18077-SQP-ZZ-B1-DP-A-PL20003 rev D, 18077-
SQP-ZZ-00-DP-A-PL20004 rev F, 18077-SQP-ZZ-M1-DP-A-PL20005 rev B, 18077-SQP-
ZZ-01-DP-A-PL20006 rev C, 18077-SQP-ZZ-02-DP-A-PL20007 rev C, 18077-SQP-ZZ-03-
DP-A-PL20008 rev C, 18077-SQP-ZZ-04-DP-A-PL20009 rev C, 18077-SQP-ZZ-05-DP-A-
PL20010 rev C, 18077-SQP-ZZ-06-DP-A-PL20011 rev C, 18077-SQP-ZZ-07-DP-A-
PL20012 rev C, 18077-SQP-ZZ-08-DP-A-PL20013 rev D, 18077-SQP-ZZ-09-DP-A-
PL20014 rev D, 18077-SQP-ZZ-10-DP-A-PL20015 rev D, 18077-SQP-ZZ-11-DP-A-
PL20016 rev D, 18077-SQP-ZZ-12-DP-A-PL20017 rev D, 18077-SQP-ZZ-13-DP-A-
PL20018 rev D, 18077-SQP-ZZ-14-DP-A-PL20019 rev D, 18077-SQP-ZZ-15-DP-A-
PL20020 rev D, 18077-SQP-ZZ-16-DP-A-PL20021 rev D, 18077-SQP-ZZ-17-DP-A-
PL20022 rev D, 18077-SQP-ZZ-RF-DP-A-PL20023 rev D, 18077-SQP-01-ZZ-DE-A-
PL20300 rev D, 18077-SQP-01-ZZ-DE-A-PL20301 rev D, 18077-SQP-01-ZZ-DE-A-
PL20302 rev D, 18077-SQP-01-ZZ-DE-A-PL20303 rev D, 18077-SQP-01-ZZ-DE-A-
PL20304 rev E, 18077-SQP-01-ZZ-DS-A-PL20600 rev D, 18077-GPB-ZZ-00-L-01000 rev
P02, 18077-GPB-ZZ-00-L-01100 rev P02, 18077-GPB-ZZ-00-L-01300 rev P02, 18077-
GPB-ZZ-00-L-01400 rev P02.

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; Design and Access
Statement Landscape Addendum 5/3 2021 revision 30/4 2021; Addendum to the Historic
Building Report and Heritage Views Impact Assessment 2019, dated March 2021; Design
statement by Squire and Partners dated March 2021.

The Council has considered your application and decided to grant 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 the original consent reference 2019/2790/L granted 26/11/2019.

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:

Existing drawings

18077-SQP-ZZ-ZZ-DP-A-PL00001 rev D, 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 D, 18077-SQP-ZZ-B1-DP-A-PL20003 rev D, 18077-SQP-ZZ-00-DP-A-PL20004 rev F, 18077-SQP-ZZ-M1-DP-A-PL20005 rev B, 18077-SQP-ZZ-01-DP-A-PL20006 rev C, 18077-SQP-ZZ-02-DP-A-PL20007 rev C, 18077-SQP-ZZ-03-DP-A-PL20008 rev C, 18077-SQP-ZZ-04-DP-A-PL20009 rev C, 18077-SQP-ZZ-05-DP-A-PL20010 rev C, 18077-SQP-ZZ-06-DP-A-PL20011 rev C, 18077-SQP-ZZ-07-DP-A-PL20012 rev C, 18077-SQP-ZZ-08-DP-A-PL20013 rev D, 18077-SQP-ZZ-09-DP-A-PL20014 rev D, 18077-SQP-ZZ-10-DP-A-PL20015 rev

D, 18077-SQP-ZZ-11-DP-A-PL20016 rev D, 18077-SQP-ZZ-12-DP-A-PL20017 rev D, 18077-SQP-ZZ-13-DP-A-PL20018 rev D, 18077-SQP-ZZ-14-DP-A-PL20019 rev D, 18077-SQP-ZZ-15-DP-A-PL20020 rev D, 18077-SQP-ZZ-16-DP-A-PL20021 rev D, 18077-SQP-ZZ-17-DP-A-PL20022 rev D, 18077-SQP-ZZ-RF-DP-A-PL20023 rev D, 18077-SQP-01-ZZ-DE-A-PL20300 rev D, 18077-SQP-01-ZZ-DE-A-PL20301 rev D, 18077-SQP-01-ZZ-DE-A-PL20302 rev D, 18077-SQP-01-ZZ-DE-A-PL20303 rev D, 18077-SQP-01-ZZ-DE-A-PL20304 rev E, 18077-SQP-01-ZZ-DS-A-PL20600 rev D, 18077-GPB-ZZ-00-L-01000 rev P02, 18077-GPB-ZZ-00-L-01100 rev P02, 18077-GPB-ZZ-00-L-01300 rev P02, 18077-GPB-ZZ-00-L-01400 rev P02.

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; Design and Access Statement Landscape Addendum 5/3 2021 revision 30/4 2021; Addendum to the Historic Building Report and Heritage Views Impact Assessment 2019, dated March 2021; Design statement by Squire and Partners dated March 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 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.
 - m) all new services, including BWIC, risers, pipework, cabling, air handling equipment, extracts, louvres, sprinklers, health and safety equipment, and communications technology equipment.
 - n) all new bat, swift and invertebrate boxes.
 - o) the extent and methodology of screed removal and replacement.

p) planters to the Link Bridge roof.

q) Details of the biodiverse roof to the Kingsway building, including maintenance strategy.

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.

- 6 Should the building maintenance unit be removed, all facade sockets shall be removed and the fabric made good 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.
- 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.

DRAFT

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DECISION

Application ref: 2021/1058/P
Contact:
Tel: 020 7974
Date: 3 June 2021

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

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

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

DECISION
Proposal: 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; façade 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.

Drawing Nos:

Existing drawings

18077-SQP-ZZ-ZZ-DP-A-PL00001 rev D, 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 D, 18077-SQP-ZZ-B1-DP-A-PL20003 rev D, 18077-
SQP-ZZ-00-DP-A-PL20004 rev F, 18077-SQP-ZZ-M1-DP-A-PL20005 rev B, 18077-SQP-
ZZ-01-DP-A-PL20006 rev C, 18077-SQP-ZZ-02-DP-A-PL20007 rev C, 18077-SQP-ZZ-03-
DP-A-PL20008 rev C, 18077-SQP-ZZ-04-DP-A-PL20009 rev C, 18077-SQP-ZZ-05-DP-A-
PL20010 rev C, 18077-SQP-ZZ-06-DP-A-PL20011 rev C, 18077-SQP-ZZ-07-DP-A-
PL20012 rev C, 18077-SQP-ZZ-08-DP-A-PL20013 rev D, 18077-SQP-ZZ-09-DP-A-
PL20014 rev D, 18077-SQP-ZZ-10-DP-A-PL20015 rev D, 18077-SQP-ZZ-11-DP-A-
PL20016 rev D, 18077-SQP-ZZ-12-DP-A-PL20017 rev D, 18077-SQP-ZZ-13-DP-A-
PL20018 rev D, 18077-SQP-ZZ-14-DP-A-PL20019 rev D, 18077-SQP-ZZ-15-DP-A-
PL20020 rev D, 18077-SQP-ZZ-16-DP-A-PL20021 rev D, 18077-SQP-ZZ-17-DP-A-
PL20022 rev D, 18077-SQP-ZZ-RF-DP-A-PL20023 rev D, 18077-SQP-01-ZZ-DE-A-
PL20300 rev D, 18077-SQP-01-ZZ-DE-A-PL20301 rev D, 18077-SQP-01-ZZ-DE-A-
PL20302 rev D, 18077-SQP-01-ZZ-DE-A-PL20303 rev D, 18077-SQP-01-ZZ-DE-A-
PL20304 rev E, 18077-SQP-01-ZZ-DS-A-PL20600 rev D, 18077-GPB-ZZ-00-L-01000 rev
P02, 18077-GPB-ZZ-00-L-01100 rev P02, 18077-GPB-ZZ-00-L-01300 rev P02, 18077-
GPB-ZZ-00-L-01400 rev P02.

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;
Design and Access Statement Landscape Addendum 5/3 2021 revision 30/4 2021;
Drainage statement dated 18/02/2021;
Retail units ventilation strategy statement dated 23/02/2021;
S73 Operational waste and recycling management note dated 05/03/2021;
Structural statement dated 05/03/2021;
Transport statement addendum dated April 2021;
Addendum to the Historic Building Report and Heritage Views Impact Assessment 2019, dated March 2021;
Design statement by Squire and Partners dated March 2021;
Seating public realm document dated April 2021.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 the original permission reference 2019/2773/P granted 26 November 2019.

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

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 D, 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 D, 18077-SQP-ZZ-B1-DP-A-PL20003 rev D,
18077-SQP-ZZ-00-DP-A-PL20004 rev F, 18077-SQP-ZZ-M1-DP-A-PL20005 rev B,
18077-SQP-ZZ-01-DP-A-PL20006 rev C, 18077-SQP-ZZ-02-DP-A-PL20007 rev C,
18077-SQP-ZZ-03-DP-A-PL20008 rev C, 18077-SQP-ZZ-04-DP-A-PL20009 rev C,
18077-SQP-ZZ-05-DP-A-PL20010 rev C, 18077-SQP-ZZ-06-DP-A-PL20011 rev C,
18077-SQP-ZZ-07-DP-A-PL20012 rev C, 18077-SQP-ZZ-08-DP-A-PL20013 rev D,
18077-SQP-ZZ-09-DP-A-PL20014 rev D, 18077-SQP-ZZ-10-DP-A-PL20015 rev D,
18077-SQP-ZZ-11-DP-A-PL20016 rev D, 18077-SQP-ZZ-12-DP-A-PL20017 rev D,
18077-SQP-ZZ-13-DP-A-PL20018 rev D, 18077-SQP-ZZ-14-DP-A-PL20019 rev D,
18077-SQP-ZZ-15-DP-A-PL20020 rev D, 18077-SQP-ZZ-16-DP-A-PL20021 rev D,
18077-SQP-ZZ-17-DP-A-PL20022 rev D, 18077-SQP-ZZ-RF-DP-A-PL20023 rev D,
18077-SQP-01-ZZ-DE-A-PL20300 rev D, 18077-SQP-01-ZZ-DE-A-PL20301 rev D,
18077-SQP-01-ZZ-DE-A-PL20302 rev D, 18077-SQP-01-ZZ-DE-A-PL20303 rev D,
18077-SQP-01-ZZ-DE-A-PL20304 rev E, 18077-SQP-01-ZZ-DS-A-PL20600 rev D,
18077-GPB-ZZ-00-L-01000 rev P02, 18077-GPB-ZZ-00-L-01100 rev P02, 18077-GPB-ZZ-00-L-01300 rev P02, 18077-GPB-ZZ-00-L-01400 rev P02,

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

3 Approved documents

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

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; Design and Access Statement Landscape Addendum 5/3 2021 revision 30/4 2021; Drainage statement dated 18/02/2021; Retail units ventilation strategy statement dated 23/02/2021; S73 Operational waste and recycling management note dated 05/03/2021; Structural statement dated 05/03/2021; Transport statement addendum dated April 2021; Addendum to the Historic Building Report and Heritage Views Impact Assessment 2019, dated March 2021; Design statement by Squire and Partners dated March 2021; Seating public realm document dated April 2021.

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

4 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

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

5 Long stay cycle parking

Prior to first occupation of the development, 536 long-stay cycle parking spaces shall be provided for staff and permanently retained thereafter. The cycle parking shall be covered, secure and fully enclosed.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.

6 Short stay cycle parking

Prior to first occupation of the development, 34 secure cycle parking spaces shall be provided for visitors and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.

7 Electric vehicle charging points

The development shall not be occupied until 2 single and 1 double electric vehicle charging points are provided adjacent to the 4 car parking spaces at ground level, and 1 electric vehicle charging point is provided adjacent to the 3 loading bays at ground level.

The electric vehicle charging points shall be permanently retained and maintained thereafter.

Reason: To ensure that the development promotes the use of sustainable transport means and the use of low emission vehicles in accordance with policy T2 (Parking and car free development) of the London Borough of Camden Local Plan 2017.

8 Fixed plant

Noise levels from all fixed plant at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of

development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

9 Fixed plant anti-vibration

Before the use commences, all plant and machinery installed and or operated (including new kitchen extract and supply fans, air conditioning condensers, other supply and extract fans, ASHPs, refrigeration condensers along with associated ductwork, pipework and ancillaries) installed and/or operated in connection with the carrying out of this permission shall be installed with suitable acoustic isolation to prevent the transmission of noise and/or vibration to other parts of the application buildings.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

10 Asbestos

The development must be completed in accordance with the pre-demolition and refurbishment asbestos survey and mitigation scheme approved under reference 2020/1622/P granted 23/04/2020, or other such intrusive pre-demolition and refurbishment asbestos survey which is in accordance with HSG264 and supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval before commencement. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason To 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.

11 Site/land contamination

The design and construction of the development shall be carried out strictly in accordance with the recommendations of the Geotechnical & Geo-Environmental Desk Study (Ref: 101478-PF-ZZ-XX-RP-C-0001) hereby approved. Should any contamination be discovered at the site during the construction phase the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the LPA before construction re-commences.

a) A ground investigation of the area of land contamination identified to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

b) The results of the investigation and detailed risk assessment referred to in (a) and, based on these, in the event that remediation measures are identified necessary a remediation strategy shall be submitted giving full details of the remediation measures required and how they are to be undertaken;

c) A verification report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete.

The development shall be carried out strictly in accordance with the relevant risk assessment, site investigation, remediation strategy and verification plan so approved, and no change therefrom shall take place without prior written consent from the LPA.

Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the LPA.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1 (Delivery and location of growth), D1 (Design) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

12 Deliveries

Deliveries may not arrive for the Class B1 and B1/Event (sui generis) uses, depart or be loaded or unloaded outside the following times: 08.00hrs and 18.00hrs.

Deliveries may not arrive for the Class A1/A3 uses, depart or be loaded or unloaded outside the following times: 07.00hrs and 18.00hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

13 Artificial Lighting

Prior to occupation the developer shall demonstrate to the Local Planning Authority that any artificial lighting in connection to the development shall not increase the pre-existing illuminance at light sensitive receptor locations when the light is operating.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

14 Solar PV feasibility and details

The development shall be completed in accordance with the details approved under reference 2020/1816/P dated 08/06/2020.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local plan 2017.

15 Sustainable urban drainage

The sustainable drainage system (SuDS) shall be implemented in accordance with the details approved under reference 2020/1817/P granted 20/05/2020, or other such details which include:

- a) Descriptions and drawings showing SuDS, sewers and connections
- b) Demonstration of no additional flood risk to the basement and structures including from the water tank
- c) Evidence of consent by Thames Water to the detailed design
- d) Confirmation of exceedance flow paths on and off site showing no additional risks

and which shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the run off rates approved by the Local Planning Authority. Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 (Adapting to climate change) and CC3 (Water and flooding) of the London Borough of Camden Local Plan 2017.

16 Air quality

The development's mechanical ventilation system shall be installed in accordance with the details approved under reference 2020/0906/P dated 08/07/2020, or other such details which include a detailed air quality assessment including acceptable methodology and assumptions which shall be submitted to the LPA for approval. If mitigation is applicable:

- a) full details of the mechanical ventilation systems including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stacks and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details; and
- b) evidence that an appropriate NO₂ filtration system on the mechanical ventilation intake has been installed to the relevant parts of the development, and a detailed mechanism to secure maintenance of this system and changing of filters, should be submitted to the Local Planning Authority and approved in writing.

If the air quality assessment indicates medium or high construction related dust risk, the following shall be submitted to the LPA for approval:

c) a Construction Dust & Emissions Risk Assessment and Mitigation Proposals report produced by a suitably qualified professional. Unless recommended otherwise by the report, real-time air quality monitoring shall be implemented on site including for the purposes of establishing a baseline;

d) prior to installing any air quality monitors for these purposes, full details concerning them must be submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

e) prior to commencement, evidence shall be submitted to the local planning authority for approval, demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan Policies.

17 Air quality - off road vehicles

All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1 (Delivery and location of growth), A1 (Managing the impact of development), CC1 (Climate change mitigation) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

18 Landscape details

Prior to commencement of the relevant works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2 (Open space), A3 (Biodiversity), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

19 Landscaping

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior of the occupation of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2 (Open space), A3 (Biodiversity), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

20 Hours of use

The B1 event space hereby permitted shall not be carried out outside the following times: 07:00am - 01:00am Mondays to Saturdays and 08:00am - 10:30pm on Sundays and Bank Holidays.

The A1/A3 space hereby permitted at 43 - 59 Kingsway shall not be carried out outside the following times: 06:30am - 12:00am seven days a week.

The A1/A3 space hereby permitted at 1 Kemble Street shall not be carried out outside the following times: 08:00 - 12:00am Thursdays to Saturdays and 08:00am - 11:00pm on Sundays to Wednesdays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 (Delivery and location of growth), A1 (Managing the impact of development), A4 (Noise and vibration), TC1 (Quantity and location of retail development) and TC3 (Shops outside of centres) of the London Borough of Camden Local Plan 2017.

21 Retail layout

Prior to occupation, floor plans shall be provided depicting the size, use and layout of the retail and restaurant uses hereby approved to the ground floor level of the Kingsway building hereby approved.

Reason: To ensure the mix of uses contributes to the success and vibrancy of this part of the Central London Area, in accordance with the requirements of policies TC1 (Quantity and location of retail development) and TC2 (Camden's centres and other shopping areas) of the London Borough of Camden Local Plan 2017.

22 Safety and security

Details of security measures shall be submitted to and approved by the local planning authority prior to the commencement of the relevant part of the development. The development shall be carried out in accordance with any such approved measures.

Reason for condition: To ensure that suitable measures are taken in respect of security of the site, in accordance with policies D1 (Design) and C5 (Safety and security) of the London Borough of Camden Local Plan 2017.

23 Restaurant management strategy

Prior to first use of the flexible A1/A3 unit to the ground floor of 1 Kemble Street, details of management for the outside seating area including; layout, provision for smoking, hours of use (no later than 9pm) and a written plan for preserving the amenity of neighbouring residents in terms of noise and disturbance; shall be submitted to and approved by the local planning authority in writing. The approved details shall be adhered to throughout the occupation of the A1/A3 unit.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the Camden Local Plan 2017.

24 Green roof details

Prior to commencement of works on the Kingsway extension superstructure, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure

to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

- 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 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).
- 4 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.

- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

- 8 This proposal is liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate