

Application ref: 2021/5196/L  
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Gerald Eve LLP  
72 Welbeck Street  
London  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:

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

Proposal:

Detailed drawings of Kingsway shopfronts and reinstated staircase required by condition 3 (parts d and i) of listed building consent 2021/1106/L granted 30/09/2021 which amended 2019/2790/L granted 29/11/2019 for the 'removal of existing roof plant equipment at 1 Kemble Street and erection of a single storey facsimile floor plus one setback floor; removal of roof plant from 43-59 Kingsway and erection of a single storey set-back extension; and associated works' (summary).

Drawing Nos: Cover letter dated 22 October 2021 and documents 'Conditions 3LBC d' ref 18077 rev A dated 20/09/2021 and 'Conditions 3LBC l' ref 18077 rev A dated 20/09/2021.

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

- 1 Reasons for granting approval:

Condition 3 (part d) required plan, elevation and section drawings showing the

new Kingsway shopfronts and condition 3 part (i) required detailed drawings of the reinstated staircase to the northern end of the Kingsway block.

The details have been reviewed by the Council's Conservation Officer who confirms they are sufficient to discharge condition 3 (parts d and i). The new shopfronts would safeguard the special architectural and historic interest of the building and ensure they are of a high quality which would preserve the appearance of the building. The reinstated staircase would be a sympathetic addition in terms of its detailed design, materials and implementation and the details are acceptable.

No responses were received prior to determination. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance or significance of the host building.

As such, the details are in general accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 3 (parts E, F, G, J, M, N, O, P, and Q) of listed building consent granted on 29/11/2019 (reference 2019/2790/L) are outstanding and require details to be submitted and approved.

Details have been submitted for parts A, B, and H and are currently under consideration.

- 3 You are reminded that the glazing manifestations remain to be discharged as part of condition 3 (part e).
- 4 The detailed design of the Kingsway reception door to the north elevation is being considered as part of the discharge of condition 3 part b (ref: 2021/5181/L) and is not approved as part of this consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope

Chief Planning Officer