

Application ref: 2021/5161/L
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 17 December 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

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:

Details of 1 Kemble Street facsimile floor required by condition 3 (part k) 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 21 October 2021 and document 'Conditions 3LBC k' 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 k) required plan, elevation and section drawings of the new

facsimile floor to 1 Kemble Street showing the detailing of the new floor and the existing floor below.

The two storey extension to the tower comprises of a single 'facsimile' floor with detailing and materiality to match the existing floors below. The construction process involves carefully removing the existing 'T' and capping piece to the top of the tower, demolishing the level 16 roof slab and adding a new like for like storey by introducing a new precast cruciform element as per the existing below. The Cap and T would then be added back to the top of the proposal.

The details have been reviewed by the Council's Conservation Officer who confirms they are sufficient to discharge condition 3 (part k). The proposals would safeguard the special architectural and historic interest of the building as the new facsimile floor would match the existing floors in terms of detailed design, material and method of construction whilst protecting the existing fabric.

No objections were received prior to determination and the Bloomsbury CAAC confirmed they have no comment. 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, D, H, and I and are currently under consideration.

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