

Application ref: 2022/0607/L  
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Date: 22 March 2022

**Development Management**  
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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:

Openable window details required by condition 3 (part c) of Listed Building Consent ref 2021/1106/L granted 30/09/2021 which amended LBC ref 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'. Drawing Nos: Planning condition discharge report Condition 3LBC (c) rev A dated February 2022.

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 c) required plan, elevation and section drawings of all new windows, including jambs, head, cill, and mullions where relevant. The condition was previously discharged under reference 2021/3397/P; however,

this application is seeking to re-discharge the condition following a minor change to their detailed design. The previous original application (2019/2790/L) proposed slightly wider transoms and central mullions for the openable windows due to the increased weight of the openable panel. The approved design of the openable windows has been amended very slightly, and it is also proposed to change the design of the fixed windows to match the proportions of the openable windows. This is preferable to ensure a consistent elevation and fenestration pattern. All other details would remain as previously approved.

The details have been reviewed by the Council's Conservation Officer who confirms they are sufficient to discharge condition 3 (part c). The proposals would safeguard the special architectural and historic interest of the building and ensure the new windows are of a high quality which would preserve the appearance of the buildings.

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.

You are reminded that the glazing manifestations remains to be discharged as part of condition 3 (part e).

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer