

Application ref: 2022/2144/L
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Gerald Eve LLP
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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: Sample panel of concrete required by condition 3 (part g) of listed building consent 2022/0740/L granted 05/04/2022 which amended 2021/1106/L granted 30/09/2021 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: Planning condition discharge report titled Conditions 3LBCg ref: 18077 rev A.

The Council has considered your application and decided to grant Approval of Details.

Informative(s):

1 Reasons for granting approval

Condition 3g requires a sample panel of the concrete to be used for the facsimile floor measuring no less than 1x1m to be erected on site.

A large 1x1m sample panel was erected on site in March 2022 for review by

officers. The overall appearance, colour and aggregate dimensions were considered acceptable, but the panel displayed defects in the pouring with holes created by sinking aggregate. Officers agreed with the applicant's design team that holes should be no greater than 5mm in diameter, and that larger holes should be filled and fixed in place. Following this, a new sample panel in the proposed cruciform mould was prepared which had been erected to these specifications and photographs provided.

The details have been reviewed by the Council's Conservation Officer who confirms they are sufficient to discharge condition 3 (part g). The proposed concrete mix would be a close match to the existing concrete façade, and as such, would safeguard the special architectural and historic interest of the building and preserve the appearance of the building.

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.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

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 (part), J, M, N, O, and P) of listed building consent 2022/0740/L granted 05/04/2022 are outstanding and require details to be submitted and approved.

Details have been submitted to discharge condition 3 parts F and Q and are being considered.

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