

Application ref: 2022/2341/P
Contact: Laura Dorbeck
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Date: 14 July 2022

Development Management
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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details of biodiverse roof required by condition 24 of planning permission ref: 2021/1058/P dated 30/09/2021 (which amended permission 2019/2773/P dated 26/11/2019) for the change of use of Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and SG events space; 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 Conditions 24PP and 3LBC q) ref: 18077 rev A and cover letter dated 30 May 2022.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval-

Condition 24 required full details in respect of the living roof. Details have been submitted including a detailed scheme of maintenance, section drawings

showing sufficient substrate to support the proposed planting, and full details of planting species and density.

A native wildflower biodiverse mix is proposed comprising 36 wildflower species and 4 grass species, which is welcomed and will provide significant biodiversity improvements at the site. The scheme of maintenance is appropriate and will ensure the long term viability of the green roof.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are acceptable and would ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, CC4 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 13 (Artificial Lighting), 18 (Landscape details), 21 (Retail layout), 22 (Safety and security), and 23 (Restaurant management strategy) of planning permission granted on 26/11/2019 under reference 2019/2773/P are outstanding and require details to be submitted and approved.

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