

Our Project Ref: SHK

25<sup>th</sup> July 2022

Laura Dorbeck (Planning Officer) and Rose Todd (Design and Conservation Officer)

London Borough of Camden Planning and Conservation

2<sup>nd</sup> Floor, 5 Pancras Square

c/o Town Hall, Judd Street

London

WC1H 9JE

Sent by Email

Dear Laura and Rose,

### Introduction

This short note is to accompany Squire and Partners' drawings and the 'Space House Non-Material Amendment Document', dated July 2022 which seek to capture the additional required demolition to Kingsway loading bay and level 7 access through the NMA of 2022 (ref: 2022/2170/P) and Section 19 (ref. 2022/2134/L), both approved 28 June 2022. The proposals were presented in the PAA meeting held on 13<sup>th</sup> July 2022 where Camden officers indicated that the changes were acceptable. It was suggested that these changes should be regularised through a NMA and Section 19 application and the updated drawings would supersede the consented demolition scope of the extant planning permission in principle (ref: 2021/1058/P, as amended by NMA ref: 2022/0751/P, dated 5 April 2022 and 2022/0751/P, dated 28 June 2022) and listed building consent (ref: 2022/0740/L, dated 28 June 2022) at Space House ('the site').

### Non-Material Amendment and Section 19 Proposals

The proposals are summarised below with their impact on the heritage assets set out in *italics*.

#### Kingsway Block Loading Bay

The west elevation of the Kingsway block was largely consented for demolition except for a small area as shown on Squire and Partners' prepared elevation. The existing masonry walls are formed of two layers, the internal layer is in poor condition and constructed of mismatched brick and blockwork. This area of masonry indicated on Squire and Partner's updated drawing (drawing ref:18077-SQP-01-ZZ-DE-A-PL01304) is now required for demolition as it is a) is too close to the consented lift shaft which cannot be constructed with it in place and b) because of its poor condition (internal layer) and is structurally unstable. The proposal is to record and disassemble the external brickwork, safely store it and use it to reconstruct the wall once the lift shaft has been inserted. Squire's document sets out the methodology in detail and notes the proposal if new bricks are required to make up a shortfall. The internal skin would be rebuilt using new masonry.

*The west elevation itself is a simple brick elevation of no architectural or historic interest. The internal masonry is rudimentary and in poor condition and was never designed to be seen - it is of no architectural or historic significance. The external brickwork, which forms part of the west façade at ground floor, would be retained and reused. Furthermore, the remainder of the elevation has already been consented for demolition as part of the consented scheme. Overall, this minor alteration would cause no harm to the special interest of the listed building.*

#### Kingsway Block Stair Support Level 7/8

A wall on level 7 is required to be demolished in order to allow for the insertion of steelwork to support a consented staircase. A new wall would be constructed in the same location and the wall to the stairwell finished to match the existing condition (drawing ref: 18077-SQP-ZZ-07-DP-A-PL01012).

*The stair wall is a rudimentary internal wall forming part of the staircore and is of no architectural or historic interest. The existing plan form would be preserved by the reconstruction of a new wall in the same location and it would be finished to match. This minor alteration would cause no harm to the special interest of the listed building.*

## **Conclusion**

In the terms of the NPPF, the proposals for localised demolition to the Kingsway block, both to the west façade and the internal stair wall at level 7, would cause no harm to the listed building and there would be no impact on the special interest of the listed building. Overall, the proposals would enable the buildability of the scheme and ensure the delivery of the public and heritage benefits secured by the consented scheme that are considered to balance the 'less than substantial harm' caused by them. Furthermore, the proposals would cause no harm to the character and appearance of the Kingsway Conservation Area.

For the reasons explained above, it is considered that the proposed works would preserve the special interest of the listed building and the character and appearance of the conservation area in accordance with Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act. The proposals would comply with the relevant policies of the NPPF and all other relevant strategic policies of the Camden's Local Plan, notably D2 Heritage and the London Plan (2021) Policy CH1 insofar as they relate to the historic environment.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Kelly', written in a cursive style.

**Joanna Kelly IHBC**

Associate

For and on behalf of Donald Insall Associates