

Application ref: 2022/3271/L
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Date: 8 September 2022

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Gerald Eve LLP
One Fitzroy
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Space House
45-59 Kingsway
London
WC2B 6TE

Proposal: Amendments (removal of part of Kingsway loading bay wall brickwork and level 7 stair support) to listed building consent 2022/2134/L granted 28/06/2022 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:

Superseded drawings:

18077-SQP-01-ZZ-DE-A-PL01304 rev D, 18077-SQP-ZZ-07-DP-A-PL01012 rev D.

Amended drawings:

18077-SQP-01-ZZ-DE-A-PL01304 rev E, 18077-SQP-ZZ-07-DP-A-PL01012 rev E.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of the original consent reference 2019/2790/L granted

29/11/2019.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings

18077-SQP-ZZ-ZZ-DP-A-PL00001 rev D, 18077-SQP-ZZ-B2-DP-A-PL00002 rev A, 18077-SQP-ZZ-B1-DP-A-PL00003 rev A, 18077-SQP-ZZ-00-DP-A-PL00004 rev A, 18077-SQP-ZZ-01-DP-A-PL00006 rev A, 18077-SQP-ZZ-02-DP-A-PL00007 rev A, 18077-SQP-ZZ-03-DP-A-PL00008 rev A, 18077-SQP-ZZ-04-DP-A-PL00009 rev A, 18077-SQP-ZZ-05-DP-A-PL00010 rev A, 18077-SQP-ZZ-06-DP-A-PL00011 rev A, 18077-SQP-ZZ-07-DP-A-PL00012 rev A, 18077-SQP-ZZ-08-DP-A-PL00013 rev A, 18077-SQP-ZZ-09-DP-A-PL00014 rev A, 18077-SQP-ZZ-10-DP-A-PL00015 rev A, 18077-SQP-ZZ-11-DP-A-PL00016 rev A, 18077-SQP-ZZ-12-DP-A-PL00017 rev A, 18077-SQP-ZZ-13-DP-A-PL00018 rev A, 18077-SQP-ZZ-14-DP-A-PL00019 rev A, 18077-SQP-ZZ-15-DP-A-PL00020 rev A, 18077-SQP-ZZ-RF-DP-A-PL00021 rev A, 18077-SQP-01-ZZ-DE-A-PL00300 rev B, 18077-SQP-01-ZZ-DE-A-PL00301 rev B, 18077-SQP-01-ZZ-DE-A-PL00302 rev B, 18077-SQP-01-ZZ-DE-A-PL00303 rev B, 18077-SQP-01-ZZ-DE-A-PL00304 rev B, 18077-SQP-01-ZZ-DS-A-PL00600 rev A.

Demolition drawings

18077-SQP-ZZ-B2-DP-A-PL01002 Rev C, 18077-SQP-ZZ-B1-DP-A-PL01003 Rev C, 18077-SQP-ZZ-00-DP-A-PL01004 Rev E, 18077-SQP-ZZ-M1-DP-A-PL01005 Rev C, 18077-SQP-ZZ-01-DP-A-PL01006 Rev D, 18077-SQP-ZZ-02-DP-A-PL01007 Rev D, 18077-SQP-ZZ-03-DP-A-PL01008 Rev D, 18077-SQP-ZZ-04-DP-A-PL01009 Rev D, 18077-SQP-ZZ-05-DP-A-PL01010 Rev D, 18077-SQP-ZZ-06-DP-A-PL01011 Rev D, 18077-SQP-ZZ-07-DP-A-PL01012 Rev E, 18077-SQP-ZZ-08-DP-A-PL01013 Rev D, 18077-SQP-ZZ-09-DP-A-PL01014 Rev D, 18077-SQP-ZZ-10-DP-A-PL01015 Rev D, 18077-SQP-ZZ-11-DP-A-PL01016 Rev D, 18077-SQP-ZZ-12-DP-A-PL01017 Rev D, 18077-SQP-ZZ-13-DP-A-PL01018 Rev D, 18077-SQP-ZZ-14-DP-A-PL01019 Rev D, 18077-SQP-ZZ-15-DP-A-PL01020 Rev F, 18077-SQP-ZZ-RF-DP-A-PL01021 Rev E, 18077-SQP-01-ZZ-DE-A-PL01300 Rev D, 18077-SQP-01-ZZ-DE-A-PL01301 Rev D, 18077-SQP-01-ZZ-DE-A-PL01302 Rev D, 18077-SQP-01-ZZ-DE-A-PL01304 Rev E, 18077-SQP-01-ZZ-DE-A-PL01305 Rev D.

Proposed drawings

18077-SQP-ZZ-B2-DP-A-PL20002 rev D, 18077-SQP-ZZ-B1-DP-A-PL20003 rev D, 18077-SQP-ZZ-00-DP-A-PL20004 rev F, 18077-SQP-ZZ-M1-DP-A-PL20005 rev B, 18077-SQP-ZZ-01-DP-A-PL20006 rev C, 18077-SQP-ZZ-02-DP-A-PL20007 rev C, 18077-SQP-ZZ-03-DP-A-PL20008 rev C, 18077-SQP-ZZ-04-DP-A-PL20009 rev C, 18077-SQP-ZZ-05-DP-A-PL20010 rev C, 18077-SQP-ZZ-06-DP-A-PL20011 rev C, 18077-SQP-ZZ-07-DP-A-PL20012 rev C, 18077-SQP-ZZ-08-DP-A-PL20013 rev D, 18077-SQP-ZZ-09-DP-A-PL20014 rev D, 18077-SQP-ZZ-10-DP-A-PL20015 rev D, 18077-SQP-ZZ-11-DP-A-PL20016 rev D, 18077-SQP-ZZ-12-DP-A-PL20017 rev D, 18077-SQP-ZZ-13-DP-A-PL20018 rev D, 18077-SQP-ZZ-14-DP-A-PL20019 rev D, 18077-SQP-

ZZ-15-DP-A-PL20020 rev D, 18077-SQP-ZZ-16-DP-A-PL20021 rev D, 18077-SQP-ZZ-17-DP-A-PL20022 rev D, 18077-SQP-ZZ-RF-DP-A-PL20023 rev D, 18077-SQP-01-ZZ-DE-A-PL20300 rev D, 18077-SQP-01-ZZ-DE-A-PL20301 rev D, 18077-SQP-01-ZZ-DE-A-PL20302 rev D, 18077-SQP-01-ZZ-DE-A-PL20303 rev D, 18077-SQP-01-ZZ-DE-A-PL20304 rev E, 18077-SQP-01-ZZ-DS-A-PL20600 rev D, 18077-GPB-ZZ-00-L-01000 rev P02, 18077-GPB-ZZ-00-L-01100 rev P02, 18077-GPB-ZZ-00-L-01300 rev P02, 18077-GPB-ZZ-00-L-01400 rev P02.

Documents

Design and Access Statement dated May 2019 and Substitution Pack dated September 2019 prepared by Squire & Partners; Historic Building Report and Heritage Views Impact Assessment prepared by Donald Insall Associates dated May 2019; Design and Access Statement Landscape Addendum 5/3 2021 revision 30/4 2021; Addendum to the Historic Building Report and Heritage Views Impact Assessment 2019, dated March 2021; Design statement by Squire and Partners dated March 2021.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 Detailed drawings, or samples of materials as appropriate, of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) New railings shall be installed in accordance with details approved under ref: 2021/5159/L granted 17/12/2021, or other such details submitted for approval which shall be at a scale of 1:10 and include materials, finish and method of fixing.
 - b) New doors shall be installed in accordance with details approved under ref: 2021/5181/L granted 17/12/2021 or other such details submitted for approval which shall include plan, elevation and section drawings at a scale of 1:10.
 - c) New windows shall be installed in accordance with details approved under ref: 2021/3397/L granted 07/09/2021, 2022/0607/L granted 22/03/2022 and 2022/2605/L granted 14/07/2022 or other such details submitted for approval which shall include plan, elevation and section drawings at 1:10 of all new windows, including jambs, head, cill, and mullions.
 - d) Kingsway shopfronts shall be installed in accordance with details approved under ref: 2021/5196/L granted 17/12/2021 or other such details submitted for approval which shall include plan, elevation and section drawings at a scale of 1:20.
 - e) Manufacturer's specification details of the following facing materials shall be submitted to the Local Planning Authority: Kingsway toilet window glazing; Kingsway canopy aluminium; Kingsway bridge link façade granite; Kingsway ground floor façade piers concrete sample; Kingsway north elevation mosaic; general mosaic repairs; bridge link balconies balustrade; and glazing manifestations; and samples of those materials shall be provided on site. All other facing materials shall be installed in accordance with the details approved under reference 2022/1525/L dated 09/05/2022.
 - f) Concrete facades shall be cleaned in accordance with details approved under ref: 2022/2320/L granted 14/07/2022 or other such details and method

statement submitted for approval.

g) Facsimile floor shall be installed in accordance with details approved under 2022/2144/L dated 24/06/2022.

h) The new western canopy glazing shall be installed in accordance with details approved under ref: 2021/5160/L granted 17/12/2021 or other such details submitted for approval which shall include plan, elevation and section drawings at a scale of 1:10 demonstrating join and method of fixing to historic fabric.

i) The staircase reinstated to the northern end of Kingsway block shall be installed in accordance with details approved under ref: 2021/5196/L granted 17/12/2021 or other such details as submitted for approval.

j) Details of new external lighting strategy, including detailed drawings of light fittings, location and luminance levels.

k) The new facsimile floor to 1 Kemble Street shall be installed in accordance with details approved under ref: 2021/5161/L granted 17/12/2021 or other such details submitted for approval which shall include plan, elevation and section drawings at a scale of 1:20 showing detailing of the new floor and existing floor below.

l) The UKPN substation wall treatment shall be installed in accordance with details approved under ref: 2021/5162/L granted 17/12/2021 or other such details submitted for approval which shall include detailed drawings and sample of wall treatment

m) all new services, including BWIC, risers, pipework, cabling, air handling equipment, extracts, louvres, sprinklers, health and safety equipment, and communications technology equipment.

n) all new bat boxes.

o) the extent and methodology of screed removal and replacement.

p) planters to the Link Bridge roof.

q) The Kingsway biodiverse roof shall be installed in accordance with the details approved under ref: 2022/2336/L granted 14/07/2022 or other such details submitted for approval, including maintenance strategy.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 The removal/dismantling, retention and reinstatement of the concrete cornice of 1 Kemble Street shall be completed in accordance with the details approved under ref: 2021/3282/L approved 17/08/2021 or other such details including a method statement which shall be submitted to and approved in writing by the

local planning authority.

The relevant works shall not be carried out other than in accordance with the details thus approved.

Reason: To safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting listed building consent

Permission is sought for amendments to the previously approved proposals to allow for the removal of a small section of the Kingsway Block loading bay wall and a small section of the Kingsway Block stair support at level 7. The proposed amendments are required to reflect discoveries made on site during the construction process which require changes to the previously approved drawings to allow the build out of the approved scheme.

The west elevation of the Kingsway block at ground floor level was largely approved for demolition, with the exception of a small area surrounding the entrance door to the UKPN substation. Following commencement of works on site, it has been discovered that the existing masonry walls are formed of two layers, with the internal layer in poor condition and constructed of mismatched brick and blockwork. It is now proposed to remove the internal layer of brickwork as it is positioned too close to the consented lift shaft, and is of such poor condition that it is structurally unstable.

The second change involves the demolition of a wall on level 7 within the Kingsway Block to allow for the insertion of steelwork to support a consented staircase. A new wall would be constructed in the same location and finished to match the existing condition.

A heritage note accompanies the application which concludes that the internal blockwork wall at ground floor is rudimentary and in poor condition and was never designed to be seen. It is not considered to be of any architectural or historic significance. Likewise, the stair wall is an internal wall forming part of the stair core which is not considered to be of any architectural or historic interest. The plan form would be preserved by the new wall in the same location. As such, the proposals would cause no harm to the listed building and there would be no impact to the building's special interest.

Camden's Conservation Officer agrees with this conclusion and does not consider the removal of this fabric to harm the significance of the building. It has been agreed with the Conservation Officer that a photographic dossier, including the location of the elements noted on plans, shall be compiled, collating and recording all the relevant site findings during the on-going construction phase.

No objections were received prior to the determination of this application. The

site's planning history has been taken into account prior to making this decision and 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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