

Application ref: 2022/3272/P
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Date: 8 September 2022

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

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 planning permission 2021/1058/P dated 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 setback extension; removal and replacement of the glazing to the existing enclosure of the southern external stair on Kingsway and new glazing at ground floor level across the site; enclosing the redundant petrol filling station area with slimline glazing; facade cleaning; new landscaping and public realm works and internal alterations to both buildings in connection with their refurbishment and change of use from Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis) at part ground and basement levels.

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Superseded drawings: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 confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2021/1058/P shall be replaced with the following condition:

REPLACEMENT CONDITION 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.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval

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, nor would there be any impact on the character and appearance of the Kingsway Conservation Area.

It has been agreed with Camden's 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.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not change the application site area, increase the height of the building or result in changes to external details that would materially alter the appearance of the building, materially compromise the overall design of the building or materially impact on the character and appearance of the Conservation Area; do not materially change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; and do not materially impact on any neighbours or other statutory and non-statutory bodies.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the approved scheme reference 2021/1058/P dated 30/09/2021.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 30/09/2021 under reference number 2021/1058/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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