

Application ref: 2022/3366/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:

Screed removal and replacement methodology required by condition 3 (part o) of listed building consent 2022/3271/L granted 08/09/2022 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: Planning Condition Discharge Report Conditions 3LBC o) ref: 18077 rev A dated August 2022 and cover letter dated 8 August 2022.

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

Informatives:

- 1 Reasons for granting consent:

Condition 3 (part o) required details of the extent and methodology of screed

removal and replacement. A method statement has been submitted which outlines that the screed will be locally removed and reinstated where existing containment (conduit and trunking) is present in order to maintain the fire integrity of the floors. Screed will also be removed where it is obviously failed or no longer bonded to the substrate. Prior to the removal, the floor will be surveyed to identify the areas of embedded services and failed screed. The screed would then be removed by hand with electric hand breakers. All screed down to structural slab will be removed and disposed from the site. The final extent of removal will be recorded on drawings and with photographs. The replacement screed would then be laid level with the top surface of the existing screed in accordance with manufacturers instructions.

The details and methodology have been reviewed by the Council's Conservation Officer who confirms they are acceptable and would safeguard the special architectural and historic interest 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.

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, and P of listed building consent 2022/3271/L granted 08/09/2022 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