

Application ref: 2022/4468/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 22 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

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 (involving demolition of concrete piers to Kingsway elevation and like-for-like replacement) 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 set-back 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Superseded drawings: 18077-SQP-ZZ-00-DP-A-PL01004 Rev E, 18077-SQP-01-ZZ-DE-A-PL01305 Rev D, 18077-SQP-ZZ-00-DP-A-PL20004 rev F, 18077-SQP-01-ZZ-DE-A-PL20303 rev D.

Amended drawings: 18077-SQP-ZZ-00-DP-A-PL01004 Rev F, 18077-SQP-01-ZZ-DE-A-PL01305 Rev E, 18077-SQP-ZZ-00-DP-A-PL20004 rev G, 18077-SQP-01-ZZ-DE-A-PL20303 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 F, 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-DR-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 E.

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 G, 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 E, 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 approved proposals after it was discovered that two concrete ribbed piers on the ground floor Kingsway block east elevation were erroneously demolished and disposed of during enabling works. The original approval permitted the demolition of the entire ground floor of the east elevation of the Kingsway building except for the two piers in question. It is now proposed to regularise their demolition with the like-for-like reinstatement of both concrete piers.

The removal of the original fabric is regrettable; however, the fabric itself is not of any intrinsic architectural or historic interest, being a concrete that was made with modern techniques that can be replicated. Further, it will be possible for the reinstatement piers to exactly replicate the concrete panel sizes, detailed design and finish, as prior to their removal a mould was undertaken of the existing ribbed pattern. Therefore, the replacements will be able to match the exact finish of the originals. Details of the concrete panel sizes and finish will be submitted for approval as part of the listed building consent condition 3(e) which requires details of facing materials, to ensure the Council is satisfied with the finish.

Although the external façade is of high significance, its special interest lies principally in the innovative use of a partial pre-cast concrete frame and how this is expressed in the two differing slab and cylindrical forms of the two buildings, rather than any inherent significance from the concrete itself. Given the small amount of fabric in question, and the fact that the replacements would be the same material, design and detailed appearance and would be reinstated in the original position, there is considered to be no noticeable change to the character and appearance of the listed building and conservation area.

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 size of the building or result in changes that would materially alter the appearance of the building or impact on the character and appearance of the Conservation Area; and do not materially impact on the amenity of any neighbours.

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. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 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 2021/1058/P dated 30/09/2021 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.