

Application ref: 2022/4463/L  
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Date: 22 November 2022

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

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 (involving demolition of concrete piers to Kingsway elevation and like-for-like replacement) to 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: Cover letter by Gerald Eve dated 14th October 2022, letter by Donald Insall Associated dated 12th October 2022 and Non Material Amendment Document by Squire and Partners dated October 2022.

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

- 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.

#### 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 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 and 2022/3513/L dated 12/09/2022.

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) Screed removal and replacement shall be completed in accordance with details approved under ref. 2022/3366/L granted 12/09/2022.

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 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, overall, there is considered to be no impact to the significance of the listed building and the proposals would therefore preserve the significance of the listed building.

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. 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 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 grey rectangular background.

Daniel Pope  
Chief Planning Officer