

Application ref: 2022/4760/L
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 12 December 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

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:

Details of all new services required by condition 3 (part m) of listed building consent 2022/4463/L granted 22/11/2022 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: 18077-SQP-01-ZZ-DE-A-PL20300 rev E, 18077-SQP-01-ZZ-DE-A-PL20301 rev E, 18077-SQP-01-ZZ-DE-A-PL20302 rev E, 18077-SQP-01-ZZ-DE-A-PL20303 rev F, 18077-SQP-ZZ-01-DP-A-PL20006 rev D, 18077-SQP-ZZ-17-DP-A-PL20022 rev E, 18077-SQP-ZZ-RF-DP-A-PL20023 rev E, Cover letter dated 21 November 2022, Planning Condition Discharge Report Conditions 3LBC m) Rev A and Rev C both dated November 2022, Heritage Note by Donald Insall Associates dated 17 November 2022.

The Council has considered your application and decided to grant Approval of Details (Listed Building) consent.

Informative(s):

1 Reasons for granting approval

Condition 3 (part m) required detailed drawings of all new services, including BWIC, risers, pipework, cabling, air handling equipment, extracts, louvres, sprinklers, health and safety equipment, and communications technology equipment.

A detailed report has been provided which sets out the general services strategy, including details of risers, equipment specifications and lightning protection. The details relate to landlord services that form the base-build. Retail tenants would need to provide their own ventilation units which would connect to the provided louvres. Given the listed status of the building, these would require their own separate listed building consent.

The details show that the design and routing of services would be sensitive to the historic fabric and appearance of the host listed building as far as possible. Ventilation ducts and services have used existing risers and routes through the building where possible to avoid excessive loss of additional historic fabric.

The report outlines details of new lightning protection measures. It was originally proposed to use the steel structure of the building to provide the lightning path to ground floor, however, during construction it was discovered that the existing rebar structure within the tower columns was not a continuous structure and so did not provide a path from roof to ground. A number of alternative internal and external solutions were considered, but discounted due to a lack of feasible options. The final proposal involves the installation of 12 down conductors in the form of 8mm cabling fixed to the external columns. They would be spaced out evenly and aligned with the y-columns at ground level. Due to the relatively small size and even spacing, these would not be visually intrusive, appearing as more of a joint within the columns, and as such, is considered to preserve the significance of the building.

The details have been reviewed by the Council's Conservation Officer who confirms they are satisfactory 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, 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer