

Application ref: 2022/5072/P
Contact: Laura Dorbeck
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Date: 16 December 2022

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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Space House
1 Kemble Street and 43-59 Kingsway
London
WC2B 6TE

Proposal: Hard and soft landscaping details required by condition 18 of planning permission ref: 2021/1058/P dated 30/09/2021 (which amended 2019/2773/P dated 26/11/2019) for the change of use of Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis); 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 dated 17 November 2022 and Planning Condition 18PP Discharge Report November 2022.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval

Condition 18 required full details of hard and soft landscaping, including details of any proposed earthworks or changes in ground levels.

Detailed landscaping proposals have been provided which sets out the proposed hard landscaping, paving / seating designs and materials, planting species, layout and maintenance details, and the design and location of cycle stands, bins, railings and bollards and parking layouts.

The details have been reviewed by the Council's Conservation Officer who considers the proposals to be of a high standard of design and materials, which would enhance the setting of the listed building and the character of the area.

The Council's Tree and Landscaping Officer has confirmed the planting species and maintenance are acceptable, and the Council's Transport Officer has no objection to the proposals.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are acceptable and would ensure the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2 (Open space), A3 (Biodiversity), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.


- 2 You are reminded that conditions 13 (Artificial Lighting), 21 (Retail layout), 22 (Safety and security), and 23 (Restaurant management strategy) of planning permission 2021/1058/P dated 30/09/2021 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 blue rectangular background.

Daniel Pope
Chief Planning Officer