



# GERALDEVE

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**FAO: Laura Dorbeck and Rose Todd**

**Our ref: LJW/AKG/KFO/U0006860**

**Your ref: 2021/1058/P and 2022/4463/L // PP-12107633  
and PP-12107348**

16 May 2023

Dear Laura and Rose

**Approval of details pursuant to Condition 13 (Planning Permission ref: 2021/1058/P) and Condition 3 (j) (Listed Building Consent ref: 2022/4463/L)  
Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TE**

As discussed at the post approval agreement (PAA) meeting on 3 May 2023, we write on behalf of our client, SLQR Trustee No.1 Limited SLQR Trustee No.2 Limited as co-trustees of SQLR Trustee No.3, to discharge Condition 13 of planning permission ref: 2021/1058/P, dated 30 September 2021 and Condition 3 part j of listed building consent ref: 2022/4463/L, dated 22 November 2022, at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site') in relation to the external lighting.

## **Background**

On the 30 September 2021 planning permission (2021/1058/P) and associated listed building consent (ref: 2021/1106/L) was approved at the Site for:

**"Variation of conditions 2 and 3 (approved drawings), 5 (long stay cycle parking), and 7 (Electric vehicle charging points) of planning permission reference 2019/2773/P granted 26/11/2019 for the erection of extensions to tower and Kingsway blocks, new glazing to the existing enclosure of the southern external stair on Kingsway; enclosure of the redundant petrol filling station area; façade 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 / events space (sui generis) (summary). Amendments include: external and internal design changes to the approved scheme including installation of green roof to Kingsway roof; changes to the BMU equipment and AOVs; changes to windows; revisions to basement layouts; alterations to approved car parking, cycle parking and landscaping; correction of red line boundary; changes to proposed floor areas."**

Condition 2 of the planning permission (2021/1058/P) was varied under non-material amendment ref: 2022/0751/P, dated 5 April 2022. Associated listed building consent (2022/0740/L) was also approved on 5 April 2022 at the Site for changes to areas of demolition and regularisation of demolition drawings, and minor design changes.

On 28 June 2022 non-material amendments (ref: 2022/2170/P) and listed building consent (ref: 2022/2134/L) were approved to allow for changes to areas of demolition in the mixed-mode ventilation ducts.

On 8 September 2022, an application for non-material amendments (ref: 2022/3272/P) and s19 amendments to the extant listed building consent (ref: 2022/3271/L) were approved for the removal of part of Kingsway loading bay wall brickwork and level 7 stair support.

On the 22 November 2022, an application for non-material amendments (ref: 2022/4468/P) and s19 amendments to the extant listed building consent (ref: 2022/4463/L) were approved for the demolition of concrete piers to Kingsway elevation and like-for-like replacement.

There are two approval of details applications in respect of Listed Building Consent conditions 3 part n (ref. 2023/1537/L) and 3 part e (ref. 2023/1545/L) pending determination from Camden at this stage.

### **Pre-Application Discussions**

Gustafson, Porter and Bowman have been consulted in the preparation of this plan and have confirmed that the lighting proposals align with the landscaping details approved under Condition 18 (application ref: 2022/5072/P), dated 19 Dec 2022.

The proposals were presented to Camden planning and conservation officers at a meeting on 3 May 2023. Officers indicated that the details were acceptable in principle. Officers requested an image be included in the document submitted for approval. In response a night time render of the external lighting within the public realm space has been included at page 12.

### **Planning Permission Condition 13**

Planning Permission Condition 13 states:

**“Prior to occupation the developer shall demonstrate to the Local Planning Authority that any artificial lighting in connection to the development shall not increase the pre-existing illuminance at light sensitive receptor locations when the light is operating.”**

### **Listed Building Consent Condition 3 part j**

Listed Building Consent Condition 3 part j states:

**“Detailed drawings, or samples of materials as appropriate, in respect 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:**

- j) Details of new external lighting strategy, including detailed drawings of light fittings, location and luminance levels.**

**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.”**

Accordingly, please find enclosed the Planning Condition Discharge Report for PP Condition 13 and LBC Condition 3 part j, prepared by Atelier Ten.

In line with the requirements of condition 13 the document demonstrates that the artificial lighting proposed does not increase the pre-existing illuminance at light sensitive receptor locations when the light is operating and that the lighting scheme has been designed to be ‘sensitive to its environment and neighbours’. Please see pages 9-10 of the document for more detail on this.

Atelier 10 have also confirmed that the proposed high level lights are compatible with the bird/bat boxes on the roofs. Please see page 5 and 6 for more detail. Detailed drawings demonstrating the light fittings, location and luminance level are included at pages 9-11.

#### **Submitted Documentation**

The following documents have been enclosed in support of this application:

- Completed Application form, prepared by Gerald Eve;
- Covering Letter (this document), prepared by Gerald Eve; and
- Condition Discharge Report - External Lighting, prepared by Atelier Ten, dated May 2023.

As this approval of details application is pursuant to a listed building consent there is no application fee. The requisite application fee for the approval of details application pursuant to the planning permission condition (£116 plus the Planning Portal Fee) has been paid concurrent to the submission of this application.

We would be grateful if you could confirm receipt and validation of this application. In the meantime, please contact Anna Gargan (0797 953 2721) or Katie Fong (0782 590 2845) of this office should you have any questions.

Yours faithfully

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