



# GERALDEVE

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Planning and Built Environment  
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**FAO: Laura Dorbeck**

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

**Your ref: 2021/1058/P // PP-12265645**

3 July 2023

Dear Laura

**Approval of details pursuant to Condition 22 (Planning Permission ref: 2021/1058/P)  
Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TE**

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 22 of planning permission ref: 2021/1058/P, dated 30 September 2021, at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site') in relation to details of security measures.

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

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

### **Pre-Application Discussions**

On 23 June 2023, Camden advised that detailed drawings showing the exact locations of the security measures are not required to satisfy the condition, as this could raise a security risk.

### **Condition 22**

Condition 22 states:

**“Details of security measures shall be submitted to and approved by the local planning authority prior to the commencement of the relevant part of the development. The development shall be carried out in accordance with any such approved measures.”**

Accordingly, please find enclosed the Security Scheme Document, which has been prepared by Securewais UK LTD, which provides details the security scheme at Space House.

The document has been prepared to address Sections 16.2 and 16.3 of the Committee Report for the original planning permission (ref. 2019/2773/P, dated 9 October 2019) in relation to designing out crime. It is considered that the details submitted fully meet the requirements of condition 22 and should be approved.

### **Submitted Documentation**

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

- Completed Application form;
- Covering Letter (this document); and
- Security Scheme Document, prepared by Securewais UK LTD, dated 26 June 2023.

The applicant will make a payment of **£116**, this being the requisite application fee.

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



### **Gerald Eve LLP**

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