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Planning and Built Environment
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FAO: Laura Dorbeck

Our ref: LJW/AKG/KFO/U0006860

Your ref: 2022/4463/L / PP-12391100

16 August 2023

Dear Laura

**Approval of details pursuant to Condition 3 part m (Listed Building Consent ref: 2022/4463/L)
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 seek the partial re-discharge of Condition 3 part m 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 smoke extract details.

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.”

There have been several non-material amendments to the scheme since the receipt of the planning permission referenced above. The operative listed building consent for the site is ref: 2022/4463/L.

Condition 3 part m (for which this application seeks approval of details in part) was added to the listed building consent decision notice under the s19 ref: 2021/1106/L. This was to allow for details of servicing items to be approved for both landlord and tenant fit outs as required and when the detailed design had progressed.

On the 12 December 2022, details of all new services required by condition 3 part m of listed building consent ref: 2022/4463/L were approved under application reference 2022/4760/L, including details of the smoke ventilation strategy for the Tower Building.

On the 27 July 2023, essential lightning protection equipment details were submitted for partial re-discharge under condition 3 part m. This application (ref: 2023/3066/L) is pending determination.

Pre-Application Discussions

The amended designs for the smoke extract design were initially discussed with Camden planning and conservation officers in the monthly Post-Approval Agreement (PAA) meeting held on the 30 January 2023. Officers requested approved views to be updated to reflect the new smoke extract design.

In the PAA meeting on the 9 August 2023, Squires and Partners presented the proposed views. Officers confirmed during the meeting that the views and the smoke extract were acceptable in principle.

Condition 3 part m

Condition 3 part m 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:

- m) All new services, including BWIC, risers, pipework, cabling, air handling equipment, extracts, louvres, sprinklers, health and safety equipment, and communications technology equipment.**

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 Condition 3 part m which has been prepared by Squire and Partners. This document sets out on page 5 why the revised smoke extract design has been brought forwards and the rationale for the proposed ventilation duct design for the Kingsway Building.

Pages 6 – 33 of the Planning Condition Discharge Report provide images of the existing, approved and proposed views and pages 35 – 40 set out white render drawings of the Kingsway building and the Tower.

It is considered that the details submitted meet the requirements of condition 3 part m in respect of the smoke extract, and therefore should be approved.

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
- Planning Condition Discharge Report 3 LBC m), prepared by Squire and Partners.

As this approval of details application is pursuant to a listed building consent condition there is no 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

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