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FAO: Laura Dorbeck

Our ref: LJW/AKG/KFO/U0006860

Your ref: 2022/4463/L // PP-12423046

31 August 2023

Dear Laura

**Approval of details pursuant to Condition 3 (e) (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 partially discharge Condition 3 part e 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 Kingsway ground floor façade piers concrete and bridge link balconies balustrade materials.

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. 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 demolition of concrete piers to Kingsway elevation and like-for-like replacement. The operative listed building consent for the site is ref: 2022/4463/L.

Condition 3 part e background

On 9 May 2022, manufacturer specifications of facing materials were approved under application reference 2022/1525/L against application reference 2022/0740/L. The following facing material samples were

approved as part of this application: curtain walling and doors; tower reception glazing with frit strip; typical window units (with clear glass and with Sefar panel); extension curtain walling; bridge link curtain wall; Kingsway staircore window units; typical window frames; curtain wall frames; louvres; external doors; Kingsway canopy stone; Tower extension precast concrete cruciforms.

On the 12 September 2022, manufacturer specifications of facing materials were approved under application reference 2022/3513/L against application reference 2022/3271/L. The following facing material samples were approved as part of this application: Kingsway toilet window glazing; Kingsway canopy aluminium; Kingsway bridge link façade granite.

On the 30 May 2023, manufacturer specifications of facing materials were approved under application reference 2023/1545/L against application reference 2022/4463/L. The following facing material samples were approved as part of this application: Tower and Kingsway mastic joints; Kingsway north elevation mosaic; and general mosaic repairs.

On the 2 June 2023, manufacturer specifications of facing materials were approved under application reference 2023/1977/L against application reference 2022/4463/L. The following facing material samples were approved as part of this application: glazing manifestations.

The remaining manufacturer specifications of facing materials required for submission and approval include: Kingsway ground floor façade piers concrete sample; and bridge link balconies balustrade.

This application seeks approval for both Kingsway ground floor façade piers concrete sample; and bridge link balconies balustrade (ie. all the remaining facing material samples).

Pre-Application Discussions

Kingsway ground floor façade piers concrete

The Kingsway ground floor façade piers concrete sample was initially presented to Camden planning and conservation officers in the Post-Approval Agreement (PAA) meeting held on the 3rd May 2023. Officers stated in this meeting that the samples needed further refinement as the sample presented in the meeting looked more yellow than the original, too uniform and had a texture which did not look like the original due to an abundance of air bubbles.

In the PAA meeting held on the 9th August 2023, a revised sample was presented to Camden planning and conservation officers. Officers advised that the revised Kingsway ground floor façade piers concrete sample was an improvement and that the sample was acceptable in principle.

Bridge Link Balconies Balustrade

A bridge link balconies balustrade sample was presented to officers during the meeting held on 9 August 2023.

Officers advised that the bridge link balconies balustrade was acceptable in principle.

Condition 3 (e)

Condition 3 (e) 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:

- e) Manufacturer's specification details of the following facing materials shall be submitted to the Local Planning Authority: Kingsway ground floor façade piers concrete sample; Kingsway north elevation**

mosaic; general mosaic repairs; bridge link balconies balustrade; and glazing manifestations; and samples of those materials shall be provided on site.

All other facing materials shall be installed in accordance with the details approved under reference 2022/1525/L dated 09/05/2022 and 2022/3513/L dated 12/09/2022.

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.

In line with this condition, please find the enclosed Condition 3 part e Planning Condition Discharge Report, prepared by Squire and Partners, which details the proposed Kingsway ground floor façade piers concrete sample and the bridge link balconies balustrade sample reviewed by Camden during the PAA meeting on the 9 August 2023.

Table 1 below provides a list of all the proposed facing material samples reviewed by Camden during the meeting on the 9 August 2023 and for which approval is sought through the partial discharge of listed building consent condition 3e:

Location	Material
Kingsway ground floor facade piers	GRC sample to match existing concrete piers
Bridge-Link balconies balustrade	Stainless steel frame with clear glass infills sample

Table 1: Facing materials list presented to Camden on 09.08.2023.

Pages 5 – 9 of the Condition 3 part e Planning Condition Discharge Report provides more detail of the Kingsway ground floor façade piers concrete sample.

Page 10 of the Condition 3 part e Planning Condition Discharge Report provides detail of the bridge link balconies balustrade.

As noted above, the Kingsway ground floor façade piers concrete sample and the bridge link balconies balustrade are the last two remaining facing materials requiring discharge pursuant to listed building consent (ref. 2022/4463/L) Condition 3 part e.

It is considered that the details submitted meet the requirements of condition 3 part e in respect of the Kingsway ground floor façade piers concrete sample and the bridge link balconies balustrade 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 e), prepared by Squire and Partners.

As this approval of details application is pursuant to a listed building consent 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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