



GERALDEVE
A NEWMARK COMPANY

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Planning and Built Environment
5 Pancras Square
London
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FAO: Josh Lawlor

Your ref: 2022/4463/L // PP-12566492

31 October 2023

Dear Josh

**Approval of details pursuant to Condition 3 part a (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 a 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 Bridge-Link Level 1 and 2 balcony balustrades.

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 a background

On the 17 December 2021, details of all new railings required by condition 3 part a of listed building consent ref: 2022/4463/L were approved under application reference 2021/5159/L, including details of the Tower extension terrace balustrade, the Kingsway terrace balustrades and the Link Bridge level 3 balustrade.

On the 9 October 2023, revised railing details in respect of the Tower Block and Kingsway Block roof terrace balustrades were approved under condition 3 part a (ref. 2023/3556/L).

Pre-Application Discussions

The amended designs for the Bridge-Link Level 1 and 2 balcony balustrade were discussed with Camden planning and conservation officers in the Post-Approval Agreement (PAA) meeting held on the 11 October 2023.

During the PAA meeting on the 11 October 2023, officers confirmed that the revised balustrade design approach was acceptable in principle.

Condition 3 part a

Condition 3 part a 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:

- a) Details of new railings at a scale of 1:10, including materials, finish and method of fixing.**

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 a), prepared by Squire and Partners. This document sets out the revised Bridge-Link Level 1 and 2 balcony balustrade design on pages 5, and the approved and proposed detailed drawings at a scale of 1:10 on pages 6 and 8. Page 5 includes the images presented to officers during the PAA meeting on the 11th of October.

It is considered that the details submitted meet the requirements of condition 3 part a in respect of the Bridge-Link Level 1 and 2 balcony balustrade.

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 a), 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 [REDACTED] or Katie Fong [REDACTED] of this office should you have any questions.

Yours faithfully

[REDACTED]

Gerald Eve LLP

[REDACTED]