

Planning and Built Environment
5 Pancras Square
London
N1C 4AG

FAO: Josh Lawlor

Our ref: LJW/AKG/KFO/U0006860

Your ref: 2021/1058/P // PP-12731881

15 January 2024

Dear Josh

**Approval of details pursuant to Condition 18 (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 partially re-discharge Condition 18 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 the kidney bean railing design details only.

Background

Details pursuant to Condition 18 were originally approved under approval of details application 2022/5072/P, dated 19 Dec 2022. The details approved included the design of the railings at the kidney bean structure in the public realm.

Since the approval of details was confirmed, the design team have reviewed the kidney bean railing design details. The previously approved design has been found not to comply with Building Regulations due to its low height. The team have therefore revised the proposed design to increase the height in the relevant areas. The approved materiality for the railing has not changed.

Pre-Application Discussions

The revised kidney bean railing proposals were presented and discussed at a PAA meeting on 10 January 2024.

Camden officers advised that the proposed design was acceptable in principle and could be submitted under an application to partially re-discharge condition 18.

Condition 18

Condition 18 states:

"Prior to commencement of the relevant works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and

other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

Accordingly, please find enclosed the Planning Condition Discharge Report for Condition 18 which has been prepared by Gustafson, Porter and Bowman, the landscape architects for the scheme.

As set out in section 2.4 of the document, to respond to Building Control requirements, the proposed railing design raises the level of the balustrade in a gentle curve to achieve higher levels adjacent to the listed vent structure. The proposed design minimises the height of the railing relative to the external levels and does not impact on views of the Space House façade.

Submitted Documentation

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

- Completed Application form;
- Covering Letter (this document); and
- Planning Condition Discharge Report 18, prepared by Gustafson, Porter and Bowman.



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



Gerald Eve LLP

