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FAO: Josh Lawlor and Rose Todd

Our ref: LJW/AKG/KFO/U0006860

Your ref: 2021/1058/P and 2022/4463/L // PP-12836660

27 February 2024

Dear Josh and Rose

**Approval of details pursuant to Condition 3 (j) (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 re-discharge Condition 3 part j 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 external emergency lighting only.

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 Section 19 amendments to the extant listed building consent (ref: 2022/4463/L) were approved. The operative listed building consent for the site is ref: 2022/4463/L.

Condition 3 part j background

Condition 3 part j was approved in full on the 28 June 2023 under application ref. 2023/1969/L. Since then, the design team have reviewed the strategy and have identified minor updates required in respect of the emergency lighting only.

The updates were presented to Camden's conservation officer via email prior to the submission of this approval of details application. The officer indicated that the details were acceptable in principle.

Listed Building Consent Condition 3 part j

Listed Building Consent Condition 3 part j 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:

- j) Details of new external lighting strategy, including detailed drawings of light fittings, location and luminance levels.**

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 (Rev 1), prepared by Atelier Ten which sets out the proposed updates the external lighting strategy (set out in red text and red bubbles for clarity) which are sought so the strategy aligns with the latest employers' requirements. These updates are summarised below:

- Indication of the positions of the external emergency luminaires on the ground floor (these were omitted from the previously approved document in error); and
- Omission of the separate external emergency luminaires and dedicated EXIT signage by providing a combined Exit Sign and emergency light fixture for Tower Building (Level 17) and Kingsway Building (Level 08) roof terraces.

Atelier 10 have confirmed on page 4 of the Report that the external lighting strategy updates are solely for the emergency lighting strategy and will not have any impact on the general external lighting levels or luminaires. The dedicated emergency luminaires will only operate in an event of a power failure. During normal operation of the building, these fittings will remain off.

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 (Rev 1), prepared by Atelier Ten, dated February 2024.

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 or Katie Fong of this office should you have any questions.

Yours faithfully

Gerald Eve LLP