

Planning and Built Environment
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO: Laura Hazelton

7 April 2020

Our ref: LJW/AKG/U0006860

Your ref: 2019/2773/P & 2019/2790/L // PP-08624489

Dear Laura,

**Approval of details pursuant to Condition 10 (Planning Permission ref: 2019/2773/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 formally discharge Condition 10 of planning permission ref: 2019/2773/P at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site').

Approved Development

On 26 November 2019 planning permission (ref: 2019/2773/P) and the associated listed building consent (ref: 2019/2790/L) were approved at the site for:

“Removal of existing roof plant equipment at 1 Kemble Street and erection of a single storey facsimile floor plus one setback floor; removal of roof plant from 43-59 Kingsway and erection of a single storey set-back extension; removal and replacement of the glazing to the existing enclosure of the southern external stair on Kingsway and new glazing at ground floor level across the site; enclosing the redundant petrol filling station area with slimline glazing; facade 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 office / Office and events space (sui generis) at part ground and basement levels.”

Condition 10

Condition 10 states:

“The developer must either submit evidence that site buildings were built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval before commencement. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation”.

The site buildings were built prior to 2000. Accordingly, please find enclosed an intrusive pre-demolition and refurbishment asbestos survey reports for each part of the existing buildings, prepared by Environmental Essentials Ltd.

Each survey report recommends the removal of identified Asbestos Contaminated Materials (ACMs). All ACMs found at the site will be removed, therefore there is no requirement to prepare a mitigation scheme to control the risks of future occupiers.

The applicant has also provided Environmental Essentials Ltd.'s accreditation certificates in respect of both testing and inspection, as issued by UKAS.

The information submitted fully responds to the requirements of the condition and this approval of details application should be discharged.

Submitted Documents

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

- Application forms;
- Intrusive pre-demolition and refurbishment asbestos survey, prepared by Environmental Essentials Ltd; and
- Testing and Inspection Accreditation Certificates for Environmental Essentials Ltd., as issued by UKAS.

The requisite application fee of **£116** has been paid concurrent to the submission of this application.

We would be grateful if you could confirm receipt and validation of this application. In the meantime, please contact Anna Gargan of this office should you have any questions.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Gerald Eve LLP', written in a cursive style.

Gerald Eve LLP

lwebb@geraldeve.com
Direct tel. +44 (0)20 7333 6225