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FAO: Laura Hazelton

24 April 2020

Our ref: LJW/AKG/AROB/U0006860

Your ref: 2019/2773/P & 2019/2790/L // PP-08671384

Dear Laura,

**Approval of details pursuant to Condition 15 (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 15 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 the following:

“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; 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 office / Office and events space (sui generis) at part ground and basement levels.”

Condition 15

Condition 15 states:

“Prior to commencement of development, full details of the sustainable drainage system (SuDS) including:

- a) Descriptions and drawings showing SuDS, sewers and connections**
- b) Demonstration of no additional flood risk to the basement and structures including from the water tank**
- c) Evidence of consent by Thames Water to the detailed design**
- d) Confirmation of exceedance flow paths on and off site showing no additional risks shall be submitted to and approved in writing by the local planning authority.**

Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the run off rates approved by the Local Planning Authority. Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details.”

Accordingly, please find enclosed full details of the sustainable drainage system (SuDS) in the Drainage Strategy Report, prepared by Pell Frischmann.

It is demonstrated in the report that the use of soft landscaping and small-scale attenuation, the approved development will attenuate surface water flows, provide water quality treatment and prevent downstream flooding and reduce overall discharge rates, overall providing a betterment to the existing building.

This information was also submitted to Thames Water for formal review on 23 April 2020 following the pre-development enquiry made in September 2019. Evidence of submission has been included at Appendix H of the document.

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

Submission Documents

In support of this approval of details application, the following documents have been submitted electronically via planning portal (ref: PP-08671384):

- Completed application form; and
- Drainage Strategy Report, prepared by Pell Frischmann; and
- Drainage Layout drawings, prepared by Pell Frischmann.

The applicant will make a payment of **£141**, which includes the requisite application fee of £116 and the £25 planning portal admin fee.

We would be grateful if you could confirm receipt and validation of this application. In the meantime, please contact Anna Gargan (020 7518 7240) or Amy Robinson (020 3486 3609) of this office should you have any questions.

Yours faithfully



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