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FAO: Laura Hazelton

06 July 2021

Our ref: LJW/AKG/KFO/U0006860

Your ref: 2019/2790/L // PP-09998438

Dear Laura,

**Approval of details pursuant to Condition 5 (Listed Building Consent ref: 2019/2790/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 formally discharge Condition 5 of listed building consent ref: 2019/2790/L at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site').

Background

Planning permission (ref: 2019/2773/P) and the associated listed building consent (ref: 2019/2790/L) were approved on 26 November 2019 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.”

The development was implemented on 1 March 2021.

Applications for minor material amendments to the approved development are currently pending determination with Camden (refs: 2021/1058/P and 2021/1106/L).

Condition 5

Condition 5 states:

“Prior to commencement of the relevant works, a method statement including details of removal/dismantling, retention and reinstatement of the concrete cornice of 1 Kemble Street shall be submitted to and approved in writing by the local planning authority. The relevant works shall not be carried out other than in accordance with the details thus approved.”

In line with this condition, please find enclosed a method statement, prepared by BAM Construction Ltd which includes methodology details for the removal/dismantling, retention and reinstatement of the concrete cornice of 1 Kemble Street.

It is considered that the details submitted fully meet the requirements of the condition and that it should be fully discharged.

Submission Documents

In support of this approval of details application, the following documents have been submitted electronically via planning portal (ref: PP-09998438):

- Completed application form; and
- Method Statement, prepared BAM Construction Ltd.

As 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 (020 7518 7240) or Katie Fong (020 3486 3736) of this office should you have any questions.

Yours faithfully



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