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**FAO: Laura Hazelton**

**Our ref: LJW/AKG/SKI/KFO/U0006860**

**Your ref: 2021/1106/L**

22 October 2021

Dear Laura

**Approval of details pursuant to Condition 3 part d and Condition 3 part i (Listed Building Consent ref: 2021/1106/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 3 part d and Condition 3 part i of listed building consent ref: 2021/1106/L at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site').

#### **Approved Development**

On 30 September 2021 planning permission (2021/1058/P) 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; 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 / 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."**

Associated listed building consent (2021/1106/L) was approved at the Site for:

**"Variation of conditions 2 (approved drawings), 3 (details) of listed building consent reference 2019/2790/L 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; 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 / events space (sui generis) (summary). Amendments include: external and internal design changes to the approved scheme including installation of green roof to Kingsway roof and changes to windows; changes to the BMU equipment and AOVs; revisions to basement**

**layouts; alterations to approved car parking, cycle parking and landscaping; correction of red line boundary; removal of reference to green walls and addition of new details to condition 3.”**

#### **Condition 3 part d**

Condition 3 part d 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:**

**d) Plan, elevation and section drawings showing new Kingsway shopfronts at a scale of 1:20.**

**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.”**

#### **Condition 3 part i**

Condition 3 part i 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:**

**i) Detailed drawings of staircase reinstated to northern end of Kingsway block.**

**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 the enclosed Planning Condition Discharge Report for Condition 3 part d and for Condition 3 part i, which have both been prepared by Squire and Partners.

#### **Condition 3 part d**

Planning Condition Discharge Report for Condition 3 part d provides plan, elevation and section drawings showing new Kingsway shopfronts at a scale of 1:20 as set out in Condition 3 part d of this permission.

#### **Condition 3 part i**

Planning Condition Discharge Report for Condition 3 part i provides detailed drawings of staircase reinstated to northern end of Kingsway block.

It is considered that the information provided fully responds to the requirements of Condition 3 part i and Condition 3 part d.

#### **Submitted Documentation**

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

- Completed Application form;
- Covering Letter (this document); and
- Planning Condition Discharge Report 3 LBC d), prepared by Squire and Partners.

- Planning Condition Discharge Report 3 LBC i), prepared by Squire and Partners.

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 (+44 797 953 2721) of this office should you have any questions.

We would be grateful if you could confirm receipt and validation of this application. In the meantime, please contact Sophie King (07825965755) or Katie Fong (07825902845) of this office should you have any questions.

Yours faithfully

Gerald Eve LLP

**Gerald Eve LLP**

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