



# GERALDEVE

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**FAO: Laura Dorbeck**

14 February 2022

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

**Your ref: 2021/1106/L / PP-11014540**

Dear Laura,

**Approval of details pursuant to Condition 3 (c) (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 partially discharge Condition 3 part c of listed building consent ref: 2021/1106/L at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site') in relation to the openable windows.

## **Background**

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.”**

On 7 September 2021, window details were approved under condition 3 LBC part c under application reference 2021/3397/P.

This application seeks approval specifically for openable window details required by condition 3 LBC part c. The details submitted under this application would sit alongside those previously approved.

### **Pre-Application Discussions**

The details were presented to Camden planning and design officers during a virtual meeting on 12 January 2022. Feedback received advised that the overall perimeter frame of the openable windows should match the fixed units so that the building would look balanced across all windows.

The design team reviewed the position and amended the approach to the window frames. The revised design was presented to Camden planning and design officers during a site visit on 28 January 2022. Officers advised that the revised design was acceptable in principle.

### **Condition 3 (c)**

Condition 3 (c) 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:**

- c) All new windows shall be installed in accordance with the plan, elevation and section drawings approved under reference 2021/3397/L dated 07/09/2021 or other such details as approved in writing by the Local Planning Authority.**

**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.**

In line with this condition, please find four enclosed drawings (drawing numbers 14616-CLL-T1-ZZ-DR-X-10102, 14616-CLL-T1-ZZ-DR-X-10101, 14616-CLL-KW-ZZ-DR-X-20102 and 14616-CLL-KW-ZZ-DR-X-20101), prepared by Squire and Partners which detail plan, elevation and section drawings at 1:10 of all new windows (including fixed window units and openable window units) at 1 Kemble Street and the Kingsway block.

### **Tower**

The typical window details drawing 14616-CLL-T1-ZZ-DR-X-10101 PL01, previously consented under 3LBC c) condition (ref. 2021/3397/L) has been updated to capture the advised window frame changes described above. The previously approved drawing 14616-CLL-T1-ZZ-DR-X-10101 PL01 has been replaced with drawing 14616-CLL-T1-ZZ-DR-X-10101 PL02 (Tower fixed windows – typical details) and 14616-CLL-T1-ZZ-DR-X-10102 PL01 (Tower openable windows – typical details) which are included within this application.

Furthermore, the Tower typical window bottom vertical section drawing (14616-CLL-T1-ZZ-DR-X-10103 PL01), previously approved under condition 3LBC c) has also been updated and to capture the changes described above. The previously approved drawing 14616-CLL-T1-ZZ-DR-X-10103 PL01 has been replaced with drawing

14616-CLL-T1-ZZ-DR-X-10103 PL02 (Tower fixed windows – bottom vertical section) and drawing 14616-CLL-T1-ZZ-DR-X-10104 PL01 (Tower openable windows – bottom vertical section).

### **Kingsway**

The typical window details drawing 14616-CLL-KW-ZZDR-X-20101 PL01, previously consented under 3LBC c) condition (ref. 2021/3397/L) has also been updated to capture the advised window frame changes described above. The previously approved drawing 14616-CLL-KW-ZZDR-X-20101 PL01 has been replaced with drawing 14616-CLL-KW-ZZDR-X-20101 PL02 (Kingsway fixed windows) and 14616-CLL-KW-ZZDR-X-20102 PL01 (Kingsway openable windows).

Furthermore, the Kingsway typical window bottom vertical section drawing (14616-CLL-KW-ZZ-DR-X-20103 PL01), previously approved under condition 3LBC c) has also been updated and to capture the changes described above. The previously approved drawing 14616-CLL-KW-ZZ-DR-X-20103 PL01 has been replaced with drawing 14616-CLL-KW-ZZ-DR-X-20103 PL02 (Kingsway fixed windows – sefar panel details) and drawing 14616-CLL-KW-ZZ-DR-X-20104 PL01 (Kingsway openable windows – sefar panel details).

The Kingsway staircore window drawing (14616-CLL-KW-ZZ-DR-X-25001 PL01), also previously approved under condition 3LBC c) remains unchanged and is not affected by the proposed changes to the typical office plate window units (fixed and openable windows).

Appendix 1 provides further detail of all of the drawings submitted for the discharge of condition 3 part c.

It is considered that the details submitted meets the requirements of condition 3 (c) in respect of the openable windows and therefore should be approved.

### **Submission Documents**

In support of this approval of details application, the following documents have been submitted electronically via planning portal (ref. PP-11014540):

- Completed application form;
- Condition 3 part c Planning Pack, which includes detailed drawings (drawing numbers 14616-CLL-T1-ZZ-DR-X-10102, 14616-CLL-T1-ZZ-DR-X-10101, 14616-CLL-KW-ZZ-DR-X-20102 and 14616-CLL-KW-ZZ-DR-X-20101), prepared by Squires and Partners.

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

Yours faithfully

**Gerald Eve LLP**

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# Appendix 1: Drawing Schedule

Location	Previously consented drawing name	Previously consented 3 part c drawings (under application ref. 2021/3397/L)	Proposed drawing name	Proposed 3 part c drawings
Tower	TOWER -TYPICAL WINDOW DETAILS	14616-CLL-T1-ZZ-DR-X-10101 PL01	TOWER FIXED WINDOWS - TYPICAL DETAILS	14616-CLL-T1-ZZ-DR-X-10101 PL02
			TOWER OPENING WINDOWS - TYPICAL DETAILS	14616-CLL-T1-ZZ-DR-X-10102 PL01
	TOWER - TYPICAL WINDOW BOTTOM VERTICAL SECTION	14616-CLL-T1-ZZ-DR-X-10103 P01	TOWER - TYPICAL FIXED WINDOW BOTTOM VERTICAL SECTION	14616-CLL-T1-ZZ-DR-X-10103 P02
			TOWER - TYPICAL OPENING WINDOW BOTTOM VERTICAL SECTION	14616-CLL-T1-ZZ-DR-X-10104 PL01
Kingsway	KINGSWAY - TYPICAL WINDOW DETAILS	14616-CLL-KW-ZZ-DR-X-20101 PL01	KINGSWAY FIXED WINDOWS - TYPICAL DETAILS	14616-CLL-KW-ZZ-DR-X-20101 PL02
			KINGSWAY OPENING WINDOWS - TYPICAL DETAILS	14616-CLL-KW-ZZ-DR-X-20102 PL01
	KINGSWAY - TYPICAL WINDOW SEFAR PANEL DETAILS	14616-CLL-KW-ZZ-DR-X-20103 PL01	KINGSWAY - TYPICAL FIXED WINDOW SEFAR PANEL DETAILS	14616-CLL-KW-ZZ-DR-X-20103 PL02
			KINGSWAY - TYPICAL OPENING WINDOW SEFAR PANEL DETAILS	14616-CLL-KW-ZZ-DR-X-20104 PL01
	KINGSWAY STAIRCORE - TYPICAL WINDOW DETAILS	14616-CLL-KW-ZZ-DR-X-25001 PL01	No change	No change