

Our Project Ref: SHK

18th February 2022

Laura Dorbeck (Planning Officer) and Rose Todd (Design and Conservation Officer)

London Borough of Camden Planning and Conservation

2nd Floor, 5 Pancras Square

c/o Town Hall, Judd Street

London

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Sent by Email

Dear Laura and Rose,

This letter confirms that Joanna Kelly of Donald Insall Associates has reviewed the drawings and the 'Space House Non Material Amendment Document' by Squire and Partners, dated February 2022.

Introduction

The applications 2021/1058/P and 2021/1106/L were granted in September 2021. The development description is set out below.

Ref 2021/1058/P: 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; 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 / 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.

Ref 2021/1106/L: 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; 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 / 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.

Non Material Amendment Proposals

The material presented in the above mentioned drawings and document reflect the proposals that have been discussed with Camden planning and design officers during the monthly Post Approval Agreement (PAA) meetings held on the 12th January 2022 and 9th February 2022 and on site on 28 January 2022.

During these meetings, the following changes were discussed and are included in Squire and Partners' drawings and document:

1. Additional required demolition to areas that have become apparent during the construction stage and are required to implement the consented design.
2. Areas of consented demolition that are no longer required and would be retained.
3. Revised drawings, where demolition has been consented and was shown on the proposed drawings but was omitted from some of the demolition drawings.
4. Submission of full demolition drawing pack to be reflected on the decision notices.

As discussed, it was indicated during the PAA meetings on the 12th January and 9th February that Camden considered that the changes were acceptable and could be sought via a non-material amendment and considered under a Section 19 application. The drawings and design document by Squire and Partners therefore provides supporting information required to regularise the demolition scope of the approved development at Space House (refs: 2021/1058/P and 2021/1106/L) under Section 73 and Section 19 applications.

Conclusion

This letter confirms that where demolition drawings are updated to reflect the consent, they are reflective of the approved works under the Section 73 and Section 19 application (refs: 2021/1058/P and 2021/1106/L). Where elements (as set out in Squire and Partners document) have been discovered onsite as part of the construction period, that were not previously known to exist, are largely of no interest. This includes the soft spots, plasterboard walls and blockwork walls, the latter also found around windows, as well as other elements set out in the Design and Access Statement. Other discoveries are of some interest, for example the areas of mosaic tile and brick cladding to the ground floor central columns in the tower and mosaic tile to the reception lift shaft walls at ground floor in Kingsway. However, due to the poor and fragmented condition of these discoveries they are of low significance in these identified areas. The discoveries are also located in areas with consent for removal, and their removal as discussed and agreed with Camden planning and conservation officers, would cause no harm to the significance of the listed building. Furthermore, the agreed removal of these elements is required to implement the approved scheme and to enable the public benefits to be delivered.

As agreed in the PPA meetings, a photographic dossier, including location of the element noted on plans, would be compiled, collating and recording all the relevant site findings during the on-going construction phase. Once complete this record will be deposited with Camden Council.

Yours sincerely,



Joanna Kelly
Associate