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Planning and Built Environment
London Borough of Camden
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FAO: Laura Dorbeck

7 April 2022

Our ref: LJW/AKG/KFO/U0006860

Your ref: 2022/0740/L / PP-11156672

Dear Laura

**Approval of details pursuant to Condition 3 (e) (Listed Building Consent ref: 2022/0740/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 e of listed building consent ref: 2022/0740/L, dated 5 April 2022, at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site') in relation to the facing materials.

Background

On the 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; 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."

Condition 2 of the planning permission (2021/1058/P) was varied under non-material amendment ref: 2022/0751/P, dated 5 April 2022.

Associated listed building consent (2022/0740/L) was approved on 5 April 2022 at the Site for:

"Amendments (changes to areas of demolition and regularisation of demolition drawings, and minor design changes) to listed building consent 2021/1106/L granted 30/09/2021 which amended 2019/2790/L granted 29/11/2019 for the '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; and associated works' (summary)."

Pre-Application Discussions

On 21 February 2022, facing material samples were presented to Camden planning and design officers during a site visit. Feedback received during the site visit advised that the samples were acceptable.

Condition 3 (e)

Condition 3 (e) 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:

- e) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).**

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 the enclosed Condition 3 part e Planning Condition Discharge Report, prepared by Squire and Partners, which details the facing materials Camden inspected during the site visit on the 21 February 2022 at 1 Kemble Street and the Kingsway block.

Table 1 below provides a list of all the facing materials Camden inspected during the site visit on the 21 February 2022 and for which approval is sought through the partial discharge of listed building consent condition 3e.

Location	Material
Tower and Kingsway ground floor curtain walls and doors	MAT 01 Single laminated clear glass
Tower reception glass with frit strip to cover door frame silicone fixing	MAT 02 Single laminated clear glass with grey frit strip
Tower and Kingsway typical windows units	MAT 03 Double glass unit clear glass
Tower and Kingsway extension curtain wall	MAT 03 Double glass unit clear glass
Tower and Kingsway typical windows units	MAT 04 Sefar panel
Bridge-Link curtain wall	MAT 04 Sefar panel
Kingsway staircore window units	MAT 05 Sefar panel with RAL 7011 frit
Typical window units frame	MAT 06 Silver anodised aluminium
Curtain walls frame	MAT 06 Silver anodised aluminium
Kingsway retail and loading bay louvres	MAT 06

	Silver anodised aluminium
Kingsway extension plantroom louvres façade treatment	MAT 06 Silver anodised aluminium
Kingsway UKPN substation louvres façade treatment	MAT 07 PPC RAL 7042 Matt
Tower UKPN west escape louvres façade treatment	MAT 07 PPC RAL 7042 Matt
External metal doors	MAT 07 PPC RAL 7042 Matt
Kingsway canopy stone	MAT 08 Black granite stone
Tower new precast concrete cruciforms	MAT 09 Precast concrete sample
Tower UKPN existing louvres and metal doors	MAT 10 RAL 7042 Matt paint

Table 1: Facing materials list presented to Camden on 21.02.2022.

Camden officers indicated on the 21 February 2022 that the list of samples inspected were acceptable.

The design report provides a list of the outstanding facing materials that have not yet been presented to Camden officers as part of Condition 3 part e. These outstanding materials will be submitted for approval under a separate approval of details application pursuant to listed building consent condition 3e once in due course.

It is considered that the details submitted meet the requirements of condition 3 (e) in respect of the facing material samples 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-11156672):

- Completed application form;
- Condition 3 part e Planning Condition Discharge Report, 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



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