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

17 May 2022

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

**Your ref: 2022/0740/L / PP-11183718**

Dear Laura

**Approval of details pursuant to Condition 3 (g) (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 g 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) and associated listed building consent (ref: 2021/1106/L 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 29 March 2022, the precast cruciform sample was presented to Camden planning and design officers during a site visit. Feedback received during the site visit advised that the samples were acceptable providing that:

- Holes within the precast cruciform concrete are limited to 5mm in diameter; and
- Larger holes are filled in and fixed in place by the supplier to prevent them from falling out of the precast cruciform concrete.

During the PAA on the 11 April 2022, Camden confirmed that they were happy for Squire & Partners and BAM to inspect the final benchmark at the precast factory to ensure that the benchmark meets Camden's requirements and for photographs of the sample to be submitted as part of the approval of details application.

### **Condition 3 (g)**

Condition 3 (g) 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:**

- g) Sample panel of concrete to be used for facsimile floor measuring no less than 1x1m to be erected 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 g Planning Condition Discharge Report, prepared by Squire and Partners.

This report details the updated precast cruciform that was inspected at the factory by Squire & Partners and BAM on 10 May 2022. Squire & Partners and BAM confirmed that any holes within the precast cruciform concrete have been limited to 5mm in diameter. They also confirmed that holes that were larger than 5mm in diameter have been infilled and fixed in place.

The images within the design document, which were taken during the factory visit on the 10 May 2022, provide evidence that the precast cruciform that has been updated in line with Camden's requests.

It is considered that the details submitted meet the requirements of condition 3 (g) 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-11183718):

- Completed application form;
- Condition 3 part g 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

*Gerald Eve LLP*

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