



# GERALDEVE

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Planning and Built Environment  
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**FAO: Laura Hazelton**

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

**Your ref: 2022/0740/L**

27 May 2022

Dear Laura

**Approval of details pursuant to Condition 3 (f) (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 f 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 cleaning of concrete facades.

**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 the 17 December 2021, the cleaning samples were presented to Camden during a site visit. Camden planning and design officers indicated during the visit that the cleaning method samples provided were acceptable and could be sought via planning condition 3LBC f) application.

#### **Condition 3 part f**

Condition 3 part f 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:**

**f) Details and method statement for cleaning of concrete facades.**

**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 enclosed the Planning Condition Discharge Report for Condition 3 part f which has been prepared by Squire and Partners.

The partial discharge will cover the cleaning method to the overall concrete facade. The outstanding item will be for asbestos tape residue removal method that will be discharged separately.

It is considered that the details submitted meet the requirements of condition 3 (f) in respect of the cleaning method to the overall concrete façade and therefore should be approved.

#### **Submitted Documentation**

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

- Completed Application form;
- Covering Letter (this document); and
- Planning Condition Discharge Report 3 LBC f), prepared by Squire 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 (0797 953 2721) or Katie Fong (0782 590 2845) of this office should you have any questions.

Yours faithfully

*Gerald Eve LLP*

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