



GERALDEVE

72 Welbeck Street, London W1G 0AY
Tel. +44 (0)20 7493 3338
geraldeve.com

Planning and Built Environment
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO: Laura Dorbeck

30 May 2022

Our ref: LJW/AKG/KFO/U0006860

Your ref: 2021/1058/P & 2022/0740/L / PP-11291943 & PP-11291925

Dear Laura

**Approval of details pursuant to Condition 24 (Planning Permission ref: 2021/1058/P)
Approval of details pursuant to Condition 3 (q) (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 discharge Condition 24 of Planning Permission ref: 2021/1058/P, dated 30 September 2021, and discharge Condition 3 part q 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 green/biodiverse roof.

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)."

Condition 24

Condition 24 states:

Green roof details

Prior to commencement of works on the Kingsway extension superstructure, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

- i. a detailed scheme of maintenance**
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs**
- iii. full details of planting species and density**

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Condition 3 (q)

Condition 3 (q) 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:

- q) Details of the biodiverse roof to the Kingsway building, including maintenance strategy.**

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 these conditions, please find the enclosed Conditions 24PP and 3LBC q) Planning Condition Discharge Report, prepared by Squire and Partners.

This conditions discharge report:

- Details scheme of maintenance and a maintenance strategy for the green roof;
- Provides detailed sections of the manufacturers details, demonstrating the construction and materials used, and shows a variation of substrate depth with peaks and troughs; and
- Provides details of planting species and density.

It is considered that the details submitted meet the requirements of planning condition 24 and listed building consent condition 3 (q) in respect of the green roof 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-11291943 & PP-11291925):

- Completed application form;
- Condition PP 24 and LBC 3 part q Planning Condition Discharge Report, prepared by Squires and Partners.

The requisite application fee of £116 has been paid concurrent to the submission of condition PP 24.

As condition LBC 3 part q is an 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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Agargan@geraldeve.com
Direct tel. +44 (0)20 7518 7240