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FAO: Laura Dorbeck

17 June 2022

Our ref: LJW/AKG/KFO/U0006860

Your ref: 2022/0740/L / PP-11318362

Dear Laura,

**Approval of details pursuant to Condition 3 (c) (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 c of listed building consent ref: 2022/0740/L at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site') in relation to the openable windows.

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."

Window details were first approved on 7 September 2021 under condition 3 LBC part c under application reference 2021/3397/P against application reference 2021/1106/L.

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)."

On 22 March 2022, re-discharged window details were approved under condition 3 LBC part c under application reference 2022/0607/L against application reference 2022/0740/L. These details sought to re-discharge openable window details of all new windows (including fixed window units and openable window units) at 1 Kemble Street and the Kingsway block. This re-discharge was sought so that the overall perimeter frame of the openable windows would match the fixed units so that the building would look balanced across all windows.

This application seeks approval specifically for additional 35mm flashing to the 4no. sides of the Tower building windows as required by condition 3 LBC part c. The details submitted under this application would replace the details which were previously approved under ref: 2022/0607/L, dated 22 March 2022. [A list of previously approved drawings to be superseded by this submission is provided in Appendix 1].

Pre-Application Discussions

The details were presented to Camden planning and design officers during a virtual meeting in the monthly PAA meetings held on the 9 March and 10 June 2022. Camden planning and design officers indicated during the meeting that the changes were acceptable and that approval could be sought via an application to re-discharge listed building consent Condition 3 c).

Condition 3 (c)

Condition 3 (c) 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:

- c) New windows shall be installed in accordance with details approved under ref: 2021/3397/L granted 07/09/2021 & 2022/0607/L granted 22/03/2022, or with other such details submitted for approval which shall include plan, elevation and section drawings at 1:10 of all new windows, including jambs, head, cill, and mullions where relevant.**

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 c which has been prepared by Squire and Partners.

The detailed drawings (14616-CLL-T1-ZZ-DR-X-10101 PL02, 14616-CLL-T1-ZZ-DR-X-10102 PL01, 14616-CLL-T1-ZZ-DR-X-10103 PL02 and 14616-CLL-T1-ZZ-DR-X-10104 PL01) of the Tower windows previously consented under 3LBC c) condition (ref. 2022/0607/L) have been updated due to site discovery findings of asbestos in all window frames. Following the removal of this asbestos, deep pockets within the window frames were left open. This application additional 35mm anodised aluminium flashing to the sides of the Tower building to replace the asbestos. Accordingly, revised window drawings (14616-CLL-T1-ZZ-DR-X-10101 PL03, 14616-CLL-T1-ZZ-DR-X-10102 PL02, 14616-CLL-T1-ZZ-DR-X-10103 PL03 and 14616-CLL-T1-ZZ-DR-X-10104 PL02) are proposed as part of this application.

The additional 35mm anodised aluminium flashing is the most appropriate design response to resolve the discovery of the asbestos. The aluminium flashing will cover the deep open pockets and will have the same finish as the window frame.

Appendix 1 provides a drawing schedule which details which drawings will be replaced as part of this application.

It is considered that the details submitted meets the requirements of condition 3 (c) in respect of the openable windows 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-11318362):

- Completed application form;
- Condition 3 part c Planning Pack, which includes detailed drawings (drawing numbers 14616-CLL-T1-ZZ-DR-X-10101 PL03, 14616-CLL-T1-ZZ-DR-X-10102 PL02, 14616-CLL-T1-ZZ-DR-X-10103 PL03 and 14616-CLL-T1-ZZ-DR-X-10104 PL02) and a Design 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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Appendix 1: Drawing Schedule

Location	Previously consented drawing name	Previously consented 3 part c drawings (under ref. 2021/3397/L)	Previously consented drawing name	Previously consented 3 part c drawings (under ref. 2022/0607/L)	Proposed drawing name	Proposed drawing title
Tower	TOWER -TYPICAL WINDOW DETAILS	14616-CLL-T1-ZZ-DR-X-10101 PL01	TOWER FIXED WINDOWS - TYPICAL DETAILS	14616-CLL-T1-ZZ-DR-X-10101 PL02	No name change	14616-CLL-T1-ZZ-DR-X-10101 PL03
			TOWER OPENING WINDOWS - TYPICAL DETAILS	14616-CLL-T1-ZZ-DR-X-10102 PL01	No name change	14616-CLL-T1-ZZ-DR-X-10102 PL02
	TOWER - TYPICAL WINDOW BOTTOM VERTICAL SECTION	14616-CLL-T1-ZZ-DR-X-10103 P01	TOWER - TYPICAL FIXED WINDOW BOTTOM VERTICAL SECTION	14616-CLL-T1-ZZ-DR-X-10103 P02	No name change	14616-CLL-T1-ZZ-DR-X-10103 P03
			TOWER - TYPICAL OPENING WINDOW BOTTOM VERTICAL SECTION	14616-CLL-T1-ZZ-DR-X-10104 PL01	No name change	14616-CLL-T1-ZZ-DR-X-10104 PL02
Kingsway	KINGSWAY - TYPICAL WINDOW DETAILS	14616-CLL-KW-ZZ-DR-X-20101 PL01	KINGSWAY FIXED WINDOWS - TYPICAL DETAILS	14616-CLL-KW-ZZ-DR-X-20101 PL02	No change	
			KINGSWAY OPENING WINDOWS - TYPICAL DETAILS	14616-CLL-KW-ZZ-DR-X-20102 PL01	No change	
	KINGSWAY - TYPICAL WINDOW SEFAR PANEL DETAILS	14616-CLL-KW-ZZ-DR-X-20103 PL01	KINGSWAY - TYPICAL FIXED WINDOW SEFAR PANEL DETAILS	14616-CLL-KW-ZZ-DR-X-20103 PL02	No change	
			KINGSWAY - TYPICAL OPENING WINDOW SEFAR PANEL DETAILS	14616-CLL-KW-ZZ-DR-X-20104 PL01	No change	
	KINGSWAY STAIRCORE - TYPICAL WINDOW DETAILS	14616-CLL-KW-ZZ-DR-X-25001 PL01	No change	No change	No change	