



# GERALDEVE

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

16 August 2022

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

**Your ref: 2022/2134/L / PP-11463923**

Dear Laura

**Approval of details pursuant to Condition 3 (e) (Listed Building Consent ref: 2022/2134/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: 2022/2134/L, dated 28 June 2022, at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site') in relation to screed removal and replacement.

## 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 also approved on 5 April 2022 at the Site for changes to areas of demolition and regularisation of demolition drawings, and minor design changes.

On 28 June 2022 non-material amendments (ref: 2022/2170/P) and listed building consent (ref: 2022/2134/L) were approved to allow for changes to areas of demolition in the mixed-mode ventilation ducts.

On 1 August 2022, an application for non-material amendments (ref: 2022/3272/P) and s19 amendments to the extant listed building consent (ref: 2022/3271/L) were submitted. These applications are pending determination with Camden.

On 9 May 2022, Manufacturer specifications of facing materials were approved under condition 3 LBC part e under application reference 2022/1525/L against application reference 2022/0740/L. The following facing material samples were approved as part of this application: Curtain walling and doors; tower reception glazing with frit strip; typical window units (with clear glass and with Sefar panel); extension curtain walling; bridge link curtain wall; Kingsway staircore window units; typical window frames; curtain wall frames; louvres; external doors; Kingsway canopy stone; Tower extension precast concrete cruciforms.

The remaining samples required submission and approval: Kingsway toilet window glazing; Kingsway canopy aluminium; Kingsway bridge link façade granite; Kingsway ground floor façade piers concrete sample; Kingsway north elevation mosaic; general mosaic repairs; bridge link balconies balustrade; and glazing manifestations.

This application seeks approval specifically for the following facing material samples: Kingsway toilet window glazing; Kingsway canopy aluminium; and Kingsway bridge link façade granite.

### **Pre-Application Discussions**

On 22 June 2022, Kingsway toilet window glazing, Kingsway canopy aluminium and Kingsway bridge link façade granite 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 the following facing materials shall be submitted to the Local Planning Authority: Kingsway toilet window glazing; Kingsway canopy aluminium; Kingsway bridge link façade granite; Kingsway ground floor façade piers concrete sample; Kingsway north elevation mosaic; general mosaic repairs; bridge link balconies balustrade; and glazing manifestations; and samples of those materials shall be provided on site.**

**All other facing materials shall be installed in accordance with the details approved under reference 2022/1525/L dated 09/05/2022.**

**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 22 June 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 22 June 2022 and for which approval is sought through the partial discharge of listed building consent condition 3e:

Location	Material
Kingsway toilets windows units	Double glass unit translucent glass sample
Kingsway canopy aluminium	Black aluminium PPC finish sample
Kingsway bridge-link façade stone	Granite tile sample to match existing

Table 1: Facing materials list presented to Camden on 22.06.2022.

Camden officers indicated on the 22 June 2022 that the list of samples inspected were acceptable.

The design report provides a list of facing materials (on page 11) which have not yet been presented to Camden officers as part of listed building consent 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 in due course.

It is considered that the details submitted meet the requirements of condition 3 (e) in respect of the relevant 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-11463923):

- 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

#### Gerald Eve LLP

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