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**FOA Laura Dorbeck & Rose Todd**

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

**Your ref: 2021/1058/P & 2022/3271/L // PP-11583185 & PP-11583219**

14 October 2022

Dear Laura and Rose

**Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TE  
Town and Country Planning Act 1990 (as amended) – Section 96a  
Planning (Listed Buildings and Conservation Areas) Act 1990 – Section 19**

Following the PAA meeting held with you both on 13 September 2022, 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 apply for non-material amendments to planning permission ref. 2021/1058/P, dated 30 September 2021 (as amended by NMA ref: 2022/0751/P, dated 5 April 2022, NMA ref: 2022/2170/P, dated 28 June 2022 and NMA ref: 2022/3272/P, dated 8 September 2022), and to apply for section 19 amendments to listed building consent ref. 2022/3271/L (dated 8 September 2022). This is in respect of the implemented development of Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site') where planning permission and listed building consent were first approved on 26 November 2019.

This application seeks to amend condition 2 of planning permission ref. 2021/1058/P (as amended) and condition 2 of listed building consent ref. 2022/3271/L as follows:

- To regularise the erroneous demolition of the two concrete ribbed piers on the Kingsway east elevation and confirm their like-for-like reinstatement.

The proposals will ensure that the special interest of the Grade II listed building is preserved and enhanced, whilst enabling the delivery of the approved Development.

### **Planning History**

On 26 November 2019 planning permission (ref. 2019/2773/P) and the associated listed building consent (ref. 2019/2790/L) were approved at the site for the following:

**“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; removal and replacement of the glazing to the existing enclosure of the southern external stair on Kingsway and new glazing at ground floor level across the site; enclosing the redundant petrol filling station area with slimline glazing; 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 office / Office and events space (sui generis) at part ground and basement levels.”**

The planning permission and listed building consent were implemented on 1 March 2021.

On 16 March 2021 planning permission (ref. 2021/0351/P) and associated listed building application (ref. 2021/0318/L) were approved on site for the following:

Planning Permission: **“Removal and like for like replacement of windows to the north and south of the Kingsway building, removal of link bridge roof, reconfiguration of the UKPN façade to the Kingsway block and removal of brickwork and replacement with louvres to the Tower UKPN substation.”**

Listed Building Consent: **“External: Removal and like for like replacement of windows to the north and south of the Kingsway block, removal of link bridge roof, reconfiguration of the UKPN façade to the Kingsway building and removal of brickwork and replacement with louvres to the Tower UKPN substation. Internal: removal of walls and sections of slabs at mezzanine levels to both the Tower and Kingsway buildings and creation of new penetrations through the structural slabs and walls at lower and upper basement, ground, mezzanine, first, third, fifth, eighth and fifteenth floor levels.”**

Works pursuant to these planning and listed building consent applications have commenced on site.

On the 30 September 2021 a Section 73 application (ref. 2021/1058/P) and a Section 19 application (ref. 2021/1106/L) were both approved for amendments to the scheme, including external and internal design changes to the approved scheme. These amendments included installation of green roof to Kingsway roof and changes to windows; changes to the BMU equipment and AOVs; revisions to basement layouts; alterations to approved car parking, cycle parking and landscaping; correction of red line boundary; changes to the proposed floor areas, correction of red line boundary; removal of reference to green walls and addition of new details to condition 3.

The Section 73 and Section 19 were implemented on 28 March 2022.

On the 5 April 2022, a Section 96a application (ref. 2022/0751/P) and a Section 19 application (ref. 2022/0740/L) were both approved, namely for changes to areas of demolition and regularisation of demolition drawings, and minor design changes. These applications have been implemented.

On the 28 June 2022, a Section 96a application (ref. 2022/2170/P) and a Section 19 application (ref. 2022/2134/L) were both approved, namely for changes to areas of demolition to tower lightwell. The works approved under these applications have been implemented.

On the 8 September 2022, a Section 96a application (ref. 2022/3272/P) and a Section 19 application (ref. 2022/3271/L) were both approved, namely for changes to areas of demolition to part of Kingsway loading bay wall brickwork and level 7 stair support. The works approved under these applications have been implemented.

Therefore, the operative permissions are: planning permission ref: 2021/1058/P, dated 30 September 2021 (as amended) and listed building consent ref: 2022/3271/L, dated 8 September 2022. The works approved under these applications have been implemented.

Several conditions pursuant to the operative planning permission and listed building consent have been discharged.

### **Pre-Application Discussions**

The proposals submitted under these applications have been discussed with Camden planning and conservation officers at the PAA meeting held on 13 September 2022. Officers considered that approval for the proposals could be sought via a NMA application and associated Section 19 application.

### **Local Development Framework**

The London Borough of Camden's Local Development Framework comprises of the following planning policy documents: the London Plan (2021) and the Camden Local Plan (2017).

### **Statutory Legislation**

Statute regarding the heritage environment is relevant to this application. The surrounding environment has been carefully considered in the development of the proposals having regard for the statutory legislation set out below.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that local planning authorities should pay special regard to the desirability of preserving a listed building or its setting or any features of historic or architectural interest which it possesses when considering applications.

Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

### **Proposals**

It has become apparent that two concrete ribbed piers on the ground floor Kingsway block east elevation which should have been retained as part of the approved development have been demolished and disposed of in error.

The demolition of the entire ground floor of the east elevation of the Kingsway building, except for the two concrete ribbed piers in question, was permitted under the planning and listed building consent (references set out above). This is shown on drawings (refs: 18077-SQP-ZZ-00-DP-A-PL01004 and 18077-SQP-01-ZZ-DE-A-PL01305) in Squire and Partner's NMA Document. Following the erroneous demolition of the two concrete ribbed piers, the proposal is to fully replicate like for like and reinstate both concrete piers as part of the development works.

It is possible for the reinstated piers to replicate the concrete panel sizes and finish, as prior to their erroneous removal, a mould was undertaken of the existing ribbed pattern of the piers. Therefore, the exact finish can be replicated, ensuring that the replacement piers are as true to the original design as possible.

Concrete panel sizes and finish will be submitted under listed building consent condition 3LBC e) and samples can be provided to Camden for inspection prior to the condition report formal issue.

Please see the enclosed NMA Document, prepared by Squire and Partners for further information on this proposal.

Donald Insall Associates (DIA) have reviewed the proposal and have provided a Heritage Note, dated 12 October 2022, to support these applications.

The Heritage Note states that “the proposals would result in the loss of some original fabric in the form of the two concrete piers to the Kingsway east elevation. This could be considered to cause some minor ‘less than substantial harm’ to the listed building in accordance with the terminology of the NPPF, however, as established above the fabric itself is of no inherent significance being formed of modern construction techniques, of which can be easily replicated. Furthermore, the piers would be replicated like for like and reinstated in their original location and as such there would be no impact on the special interest of the listed building.”

Overall, DIA consider that the proposed works would preserve the special interest of the listed building and the character and appearance of the conservation area in accordance with Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act. It is therefore considered that the proposals would comply with the relevant policies of the NPPF and all other relevant strategic policies of Camden’s Local Plan, notably D2 Heritage and the London Plan (2021) Policy CH1 insofar as they relate to the historic environment.

#### **Submission Documents**

The following documents have been submitted in support of this application via planning portal (PP-11583185 & PP-11583219):

- Completed application form (1 x NMA and 1 x s19) and certificates;
- Site plan;
- Non Material Amendment Document (including a Drawing Schedule on page 12 and drawings from page 13 - 21), prepared by Squire and Partners; and
- Heritage Note, dated 12 October 2022, prepared by Donald Insall Associates.

The requisite application fee of £234 (plus £32.20 Planning Portal admin fee) for the non-material amendment has been made concurrent to the submission of this application.

The Section 19 application is pursuant to a listed building consent and has no application fee.

We trust the above is sufficient to ensure the validation of the applications. Should you have any questions regarding this submission please contact either Anna Gargan (020 7518 7240) or Katie Fong (020 3496 3736) of this office.

Yours faithfully



#### **Gerald Eve LLP**

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