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Planning and Built Environment
5 Pancras Square
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FAO: Laura Dorbeck

Our ref: LJW/AKG/KFO/U0006860

Your ref: 2022/3271/L

1 November 2022

Dear Laura

**Approval of details pursuant to Condition 3 (m) (Listed Building Consent ref: 2022/3271/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 3 part m of listed building consent ref: 2022/3271/L, dated 8 September 2022, at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site') in relation to all new landlord base-build services, including BWIC, risers, pipework, cabling, air handling equipment, extracts, louvres, sprinklers, health and safety equipment, and communications technology equipment.

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 3m (for which this application seeks approval of details) was added to the listed building consent decision notice under the s19 ref: 2021/1106/L. This was to allow for details of servicing items to be approved for both landlord and tenant fit outs as required and when the detailed design had progressed.

Pre-Application Discussions

The requirements of listed building consent condition 3m were discussed with Camden planning and design officers at a Post Approval Agreement held on 22 June 2022.

As discussed at that meeting, this approval of details application seeks approval for landlord base-build details only. Should future tenants of the building require additional servicing, approval will be sought prior to their occupation via a further approval of details application in respect of listed building consent 3m.

Condition 3 part m

Condition 3 part m 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:

- m) All new services, including BWIC, risers, pipework, cabling, air handling equipment, extracts, louvres, sprinklers, health and safety equipment, and communications technology equipment.**

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 m which has been prepared by Squire and Partners. The document has been prepared with input from Atelier 10 and it has been confirmed that the details provided are in line with the ‘Retail Units Ventilation Strategy Statement’, prepared by Atelier 10 (Rev 01, dated 23.02.2021) approved under the s73 and s19 applications (refs: 2021/1058/P & 2021/1106/L, dated 30 September 2021).

It is considered that the details submitted meet the requirements of condition 3 (m) in respect of the new landlord base-build services, including BWIC, risers, pipework, cabling, air handling equipment, extracts, louvres, sprinklers, health and safety equipment, and communications technology equipment, 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 m), prepared by Squire and Partners, including detailed drawings prepared by Atelier 10.

As this approval of details application is pursuant to a listed building consent condition 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

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