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FAO: Laura Dorbeck

Our ref: LJW/AKG/KFO/U0006860

Your ref: 2021/1058/P // PP-11697513

17 November 2022

Dear Laura

**Approval of details pursuant to Condition 18 (Planning Permission ref: 2021/1058/P)
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 18 of planning permission ref: 2021/1058/P, dated 30 September 2021, at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site') in relation to landscaping details.

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 the 8 September 2022, non-material amendments (ref: 2022/3272/P) and listed building consent (ref: 2022/3271/L) were approved to allow for the removal of part of Kingsway loading bay wall brickwork and level 7 stair support.

On the 14 October 2022, non-material amendments (ref. 2022/4468/P) and listed building consent (ref. 2022/4463/L) were submitted, namely for demolition of concrete piers to Kingsway elevation and like-for-like replacement. Both applications are still pending and are likely to be approved during the determination period of this discharge of condition application.

Pre-Application Discussions

On the 30 September 2022, Camden confirmed via email that following the discovery of the slab edge along the ramp (which provided a head height of 1.9m), the relocation of the 4 bike stands and a single CCTV pole could be dealt with via the discharge of condition 18. The details of this have been shown on page 8 of the Design Document.

The details subject to this application were discussed at the Space House PAA meeting with LB Camden planning and design officers on 18 October 2022. Officers stated that the details were acceptable in principle, however requested further details of the following:

- The trees and the maintenance plan for the trees;
- The finish of the iron railings/balustrades; and
- The bollards' location and specification details.

On the 7 November 2022, Camden confirmed that the bollards proposals (that Gerald Eve sent to Camden on the 4 November 2022) were acceptable in principle, however suggested that the two most westerly bollards should be removable bollards to enable vehicle access to that end of the site.

Condition 18

Condition 18 states:

“Prior to commencement of the relevant works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

Accordingly, please find enclosed the Planning Condition Discharge Report for Condition 18 which has been prepared by Gustafson, Porter and Bowman, the landscape architects for the scheme.

The Design Document provides details of the following landscaping features:

Hard Landscaping

- i. Materials, including: Marshalls Conservation concrete in Silver Grey, Lazenby in situ concrete in Black, Dark Grey, Oyster and Off White;
- ii. Ventilation grills;
- iii. Drainage strategy;
- iv. Planters;
- v. Benches;

- vi. Cycle stands;
- vii. Bins;
- viii. Railings;
- ix. Bollards; and
- x. Parking.

Soft Landscaping

- i. Planting.

It is considered that the details submitted fully meet the requirements of condition 18 and 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 18, prepared by Gustafson, Porter and Bowman.

The applicant will make a payment of £116, this being the requisite 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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