

Application ref: 2022/1515/P  
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**Development Management**  
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Gerald Eve LLP  
72 Welbeck Street  
London  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:

**Belgrove House  
Belgrove Street  
London  
WC1H 8AA**

Proposal:

Variation of condition 2 (approved drawings) of planning permission 2020/3881/P granted 01/11/2021 for the 'Redevelopment of Belgrove House as a part 5 part 10 storey building plus 2 basement levels for use as office and research and laboratory floorspace; with café, flexible retail and office floorspace at ground floor; an auditorium at basement; incorporating step free entrance to Kings Cross Underground station in place of two entrance boxes along Euston Road; together with terraces at fourth and fifth floor levels, servicing, cycle storage and facilities, refuse storage and other ancillary and associated works'; NAMELY, minor design changes to external façade treatment and Euston Road entrance; changes to cycle store entrance at ground floor and public realm; internal alterations to layout across various floors; and changes to PVs and plant layout at roof level (summary)

Drawing Nos:

**SUPERSEDED DRAWINGS**

Prefix 17002\_(00)\_ : P000 Site Location Plan revP03, P001 Redline Boundary revP03, P002 Ground Floor Plan Redline Boundary revP03, P098 Basement revP02, P099 Lower Ground Floor revP03, P100 Ground Floor revP03, P101 First Floor revP02, P102 Second Floor revP02, P103 Third Floor revP02, P104 Fourth Floor revP02, P105

Fifth Floor revP02, P106 Sixth Floor revP02, P107 Seventh Floor revP02, P108 Eighth Floor revP02, P109 Ninth Floor revP02, P110 Tenth Floor revP03, P111 Roof revP03, P200 North Elevation revP03, P201 East Elevation revP02, P202 South Elevation revP02, P203 West Elevation revP02, P204 North Context Elevation revP02, P205 East Context Elevation revP02, P206 South Context Elevation revP02, P300 Long Section revP03, P301 Short Section N 1 revP03, P302 Short Section N 2 revP03, P303 Context Long Section revP03, P304 Context Short Section N.2 revP03, P305 Context Short Section N.4 revP03.

## AMENDED DRAWINGS

Prefix 17002\_(00)\_ : P000 Site Location Plan revP04, P001 Redline Boundary revP04, P002 Ground Floor Plan Redline Boundary revP04, P098 Basement revP03, P099 Lower Ground Floor revP05, P100 Ground Floor revP05, P101 First Floor revP03, P102 Second Floor revP03, P103 Third Floor revP03, P104 Fourth Floor revP03, P105 Fifth Floor revP03, P106 Sixth Floor revP03, P107 Seventh Floor revP03, P108 Eighth Floor revP03, P109 Ninth Floor revP03, P110 Tenth Floor revP04, P111 Roof revP04, P200 North Elevation revP04, P201 East Elevation revP03, P202 South Elevation revP03, P203 West Elevation revP03, P204 North Context Elevation revP03, P205 East Context Elevation revP03, P206 South Context Elevation revP03, P300 Long Section revP04, P301 Short Section N 1 revP05, P302 Short Section N 2 revP04, P303 Context Long Section revP04, P304 Context Short Section N.2 revP04, P305 Context Short Section N.4 revP04.

The Council has considered your application and decided to grant permission subject to the following condition(s):

### Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original permission granted 01/11/2021 (reference 2020/3881/P).

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2020/3881/P shall be replaced with the following condition:

### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings. Prefix 17002\_(01)\_: P000, Site Location Plan revP01, P001 Redline Plan - Existing revP01, P099 Basement Floor Plan revP01, P100 Ground Floor Plan revP01, P101 First Floor Plan revP01, P102 Second Floor Plan revP01, P103 Roof Plan revP01, P200 North Elevation revP01, P201 East Elevation revP01, P202 South Elevation revP01, P203 West Elevation revP01, P300 East Section revP01, P301 South Section revP01.

Demolition Drawings. Prefix 17002\_(12)\_: P099 Basement Floor revP01, P100

Ground Floor revP01, P101 First Floor revP01, P102 Second Floor revP01, P103 Roof Floor revP01.

Proposed drawings. Prefix 17002\_(00)\_ : P000 Site Location Plan revP04, P001 Redline Boundary revP04, P002 Ground Floor Plan Redline Boundary revP04, P098 Basement revP03, P099 Lower Ground Floor revP05, P100 Ground Floor revP05, P101 First Floor revP03, P102 Second Floor revP03, P103 Third Floor revP03, P104 Fourth Floor revP03, P105 Fifth Floor revP03, P106 Sixth Floor revP03, P107 Seventh Floor revP03, P108 Eighth Floor revP03, P109 Ninth Floor revP03, P110 Tenth Floor revP04, P111 Roof revP04, P200 North Elevation revP04, P201 East Elevation revP03, P202 South Elevation revP03, P203 West Elevation revP03, P204 North Context Elevation revP03, P205 East Context Elevation revP03, P206 South Context Elevation revP03, P300 Long Section revP04, P301 Short Section N 1 revP05, P302 Short Section N 2 revP04, P303 Context Long Section revP04, P304 Context Short Section N.2 revP04, P305 Context Short Section N.4 revP04.

Landscape drawings Prefix 667.02.: 02 Levels 1-3, 03 Level 4, 04 Level 5, 05 Levels 6-9, 06 Levels 10-11, 12 Green facade level 6-9,

Air Quality Assessment J3902A/1/F3 06/08/20 by Air Quality Consultants (AQC); Arboricultural Impact Assessment, PJC ref: 5494/20/02 10/08/20 by PJC Consulting; Archaeological desk based assessment Issue5 MOLA code: P20-116, dated 18/08/20 by MOLA; Basement Impact Assessment (BIA) rev 04, (dated 7th Dec 2020) by AKT II; Contaminated Land Assessment : STS5053-G01 rev O July 2020 by Soiltechnics; Daylight and sunlight report 23/07/20 by EB7; Design and Access Statement Version no\_P1 19/08/20 by AHMM; Detailed Circular Economy Statement, Revision 2A, 15.08.20 by Atelier 10; Delivery and Servicing Plan Nov 2020 November 2020 by TTP; Drainage Strategy Report 4259 with revised appendices rev01 30/10/20 by AKTII; Energy and Sustainability Statement (including BREEAM pre-assessment and Whole Life Carbon overview) rev 2A 14/08/20 by Atelier 10; External lighting assessment Revision 01 19/08/20 by Atelier 10; Flood Risk Assessment rev 01 30/10/20 by AKTII; Noise and vibration planning report 19372-R03-C 19/08/20 by Sandy Brown; Operational Waste Management Strategy Final Issue August 2020 by Waterman; Preliminary Arboricultural Method Statement PJC ref: 5494/20/03 Rev 10/08/20 by PJC Consulting; Regeneration Statement and Employment Skills Strategy August 2020 by Volterra; Preliminary Ecological Appraisal PJC ref: 4194E/19 19/08/20 by PJC Consulting; Transient overshadowing details ref 0387\_R30\_TS01 19/11/2020 by eb7; Transport Note on Trip Distribution and London Underground Assessment N06-EC-Transport Note (201210) 2019-2951 08/01/21 by TTP; Tree pruning letter dated 02/12/20 from PJC Consultancy; Wind Impact Assessment Job number 277345-00 Issue2 09/12/2020 by Arup.

Reason: For the avoidance of doubt and in the interest of proper planning.

### 3 Fixed Mechanical plant noise

Prior to installation of the relevant plant/ machinery/ equipment, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from that plant/machinery/equipment and mitigation measures as

appropriate.

The mitigation measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than representative/typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

The details shall be implemented as approved prior to occupation of the development and thereafter permanently retained and maintained in accordance with the manufacturers' recommendations.

Reason: To ensure that the amenity of occupiers of the development / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

#### 4 Emergency generators

Prior to commencement of the superstructure, details of the emergency generators shall be submitted to and approved by the Local Planning Authority in writing.

Such details to include specification, type, location and exhaust mechanisms for the plant and consideration of application of alternative low-NOx/renewable energy technologies.

Emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an unplanned/unforeseen loss of power.

Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Noise emitted from any emergency plant and generators hereby permitted shall not increase the representative/typical assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### 5 Vibration

Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

## 6 Mechanical Ventilation

Prior to commencement of the superstructure, full details of the mechanical ventilation system shall be submitted to and approved by the local planning authority in writing.

Such system to include details of :

- Location of air inlets, demonstrating how they located away from busy roads, the generator stack and any other emission sources and as close to roof level as possible; and
- Any required NO<sub>2</sub> filtration system on the mechanical ventilation intake, including a detailed scheme of maintenance

All such measures shall be put in place prior to first occupation of the development and shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of occupiers in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy 7.14.

## 7 Air Source Heat Pump

Prior to commencement of above ground works, design specification documents showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall be submitted to and approved by the Local Planning Authority in writing.

The measures shall include the installation of a metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided.

The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local plan Policies.

## 8 Plant associated with Retail/Food & Drink uses

Prior to commencement of any hot food cooking in the ground floor café/retail/food & drink units hereby approved, details of any extract ventilating system associated with the uses shall be submitted to and approved in writing by the Local Planning Authority.

Such details shall also include details of the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises. No primary cooking shall take place within the relevant premises unless all such measures as approved have been installed and are in full working order.

The equipment and any associated mitigation measures shall be installed in accordance with the details thus approved and shall thereafter be maintained in accordance with the manufacturers' recommendations.

In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the Camden Local Plan 2017.

## 9 Detailed landscape plan

Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences.

The submission shall include details of:

- i) terrace landscaping at level 4, including details of planting substrate/planters/soil/growing mediums, species and planting density, seating, surface treatments, means of irrigation and drainage taking account of water recycling;
- ii) terrace landscaping at level 5, including details of planting and consideration of providing a biodiverse lawn incorporating low-growing non-grass flowering species, all other planting substrate/planters/soil/growing mediums, species and planting density, seating and surface treatments and means of irrigation and drainage taking account of water recycling;
- iii) details of cladding and façade treatment/louvres to any mechanical plant or machinery enclosures at roof terrace levels;
- iv) details of all vertical, climbing and green façade planting to levels 6-9; and
- v) any external CCTV and security monitors/fixtures

and in all cases of soft landscaping, planting strategy shall be informed by chapter 6 'public realm and green infrastructure' of the Design and Access Statement and shall include a detailed strategy for sustainable maintenance.

The relevant works shall be carried out in accordance with the details thus approved.

Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

#### 10 Cycle parking

Prior to first occupation of the building, the secure cycle storage area providing 348 cycle spaces to serve the office development (including 18 stands suitable for larger/adapted/mobility-impaired cycles), and 8 spaces for the ground floor retail unit, and all associated access, locker, changing and showering facilities, shall be installed and made available for use for the occupiers.

The facilities shall thereafter be retained and maintained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

#### 11 Building design details

Prior to commencement of the relevant works 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:

- a) Details including sections at 1:10 and samples of all glazing systems, including soffits, spandrels, inner timber framing, blinds & louvre system to upper levels and transparency;
- b) Details including samples or manufacturers details, of all ventilation grilles, louvres and plant equipment screening (excluding rooftop living plant screen);
- c) Plan, elevation and section drawings, of typical ground floor shop fronts, doors, entrances and loading bay, at a scale of 1:10;
- d) Full scale sample panel of oriel bay (as approved for levels 1-3), biophilic façade (as approved for levels 6-9) showing internal and external materials, glazing junctions, spandrels;
- e) Typical plan, elevation and section drawings of balustrading to terraces, balconies and street level lightwells;
- f) Manufacturer's specification details or samples (as appropriate) of all facing materials;
- g) Details of columns to upper level;
- h) Details including section, plans, elevations and material samples for the feature staircase within the north elevation; and
- i) Sample panel of pier/riser brickwork (minimum 2m x 2m in size) including curved corner profile and inset slot and showing reveal and header detail and elevation brickwork showing the colour, texture, face-bond and pointing.

The relevant works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during construction of the relevant works for the relevant building.

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the

requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.

## 12 Energy monitoring

In order to demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan, the legal Owner shall at all times and all in all respects comply with the energy monitoring requirements set out in points a, b and c below. In the case of non-compliance the legal Owner shall upon written notice from the Local Planning Authority immediately take all steps reasonably required to remedy non-compliance.

a. Prior to implementation, accurate and verified estimates of the 'be seen' energy performance indicators for the consented development, (as outlined in Chapter 3 'Planning stage' of the GLA 'Be seen' energy monitoring guidance document) shall be submitted to the GLA's monitoring portal in accordance with the 'Be seen' energy monitoring guidance.

b. Prior to first occupation, updated accurate and verified estimates of the 'be seen' energy performance indicators for each reportable unit of the development, as per the methodology outlined in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance shall be uploaded to the GLA's monitoring portal, alongside all data and supporting evidence. The submission shall also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.

c. Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA's monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document for at least five years.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan.

## 13 Basement Impact Assessment compliance

The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (BIA) by AKT II Consulting Structural and Civil Engineers rev 04, (dated 7th Dec 2020) hereby approved including the Building Damage Assessment that the damage to neighbouring structures will not exceed Burland Category 1 (Very Slight).

Reason: To safeguard the appearance and structural stability of neighbouring



buildings and the structural, ground and water conditions of the general area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

14 Basement engineer

AKT II Ltd shall inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body in accordance with the details approved on 20/04/2022 under reference 2022/1514/P.

Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policies D1 and A5 of the London Borough of Camden Local Plan 2017.

15 Protection of trees

Prior to any commencement of any works, an updated Arboricultural Method Statement with revised tree pruning specification with annotated photos, prepared following on-site consultation with the Council's Tree officers, demonstrating how on-site trees to be retained shall be protected during construction work, shall be submitted to and approved by the local planning authority in writing.

Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the approved drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies D1 and A3 of the Camden Local Plan 2017.

16 Nesting birds

No vegetation and built structures potentially suitable as a bird habitat shall be removed except outside of the bird nesting season (Feb-August inclusive).

Where this is not possible, an ecologist shall be engaged to assess any vegetation and built structures for active signs of nesting and in the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

Reason: In order to safeguard protected and priority species, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

17 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, light fixtures or satellite dishes shall be fixed or installed on the external face of the buildings, other than those shown on the approved drawings.

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.

18 Roof terraces: hours of use

The roof terraces and balconies shall not be used for activities other than maintenance outside the following times :

7:30am to 9pm Monday to Saturday, and  
9am to 8pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of occupiers of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

19 Auditorium, Community Education/Innovation centre and café : hours of use

The ground floor café, Community Education/Innovation centre and lower-ground/basement auditorium at the Argyle Square end of the building shall not be used outside the following times :

7am to 11pm Monday to Saturday,  
8am to 10pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining residential premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

20 LUL entrance: design details

Prior to the commencement of any above ground works to the superstructure, design details of the LUL entrance box, prepared in consultation with London Underground, shall be submitted to and approved in writing by the local planning authority.

Such details to include :

- a. Plans, elevations and sections of all levels at 1:20;
- b. All signage associated with the entrance, including LUL roundels;
- c. Drainage and interfaces with the public pavement and highway surrounding the entrance;

- d. All facing and surface materials including samples where appropriate, including the internal lining to the stairwell and the internal elevations between the stairwell and the ground floor of the building;
- e. Any street furniture, including Hostile Vehicle Mitigation and other free-standing pavement structures or equipment boxes associated with the operation, safety or security of the facility;
- f. Details of roller shutter/means of enclosure of the street entrance.

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the conservation area and to maintain a high quality of pedestrian amenity a safe environment, in accordance with Policies D1 (design), D2 (Heritage), D3 (Shopfronts), D4 (Advertisements), T1 (Prioritising walking, cycling and public transport), T3 (Transport infrastructure) and C5 (Safety and security) of the Camden Local Plan 2017.

## 21 Roof terraces: amplified music

No amplified music shall be played on the outdoor terraces at levels 4 or 5 of the building.

Reason: To safeguard the amenities of the adjoining residential premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

## 22 Noise from auditorium/café

Noise levels emitted from the use of the ground floor café, community education space or lower-ground/basement auditorium shall be as follows:

Between 07:00 and 23:00 hours

1. The A-weighted equivalent continuous noise level (LAeq) emanating, as measured one metre from any facade of any noise sensitive premises over a 5 minute period when the premises are in use, shall not increase by more than 5dB as compared to the same measure, from the same position and over a comparable period with the premises is not in use.

2. The unweighted equivalent noise level (Leq) in the 63Hz Octave band, measured using the "fast" time constant, inside any living room of any noise sensitive premises, with the windows open or closed, over any five minute period with the development in use, should show no increase as compared to the same measure, from the same location(s) and over a comparable period with the development is not in use

Between midnight and 07:00 hours, no sound emanating from the operation of any entertainment shall be audible a metre from the facade of the nearest noise sensitive premises.

Reason: To safeguard the amenities of the adjoining residential premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

## 23 Sustainable Urban Drainage (SUDs)

Prior to commencement of the superstructure, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority.

The details shall confirm (using drainage statement/SUDs pro-forma/ supporting evidence as appropriate) :

- a. System design to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water;
- b. Maximum runoff rate of 5 litres/second;
- c. Storage of at least 150m<sup>3</sup> attenuation with a minimum of 143.9m<sup>3</sup> blue roof capacity over levels 5, 10 and 11; and
- d. A lifetime maintenance strategy.

All such systems as approved shall be installed prior to first occupation of the development, and thereafter retained and maintained in accordance with the approved maintenance strategy.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

#### 24 Water supply infrastructure

No works to the superstructure of the building shall take place until a letter from Thames Water (or the relevant statutory undertaker) confirming that agreement has been reached with the developer that all water network upgrades required to accommodate the additional flows to serve the development have been completed or agreement has been reached on a development and infrastructure phasing plan to allow the development to be occupied, has been submitted to and approved in writing by the local planning authority.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed plan.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with this additional demand, in order to safeguard the amenities of the area generally, in accordance with the requirements of policy CC3 of the Camden Local Plan 2017.

#### 25 Living plant screen

Prior to commencement of the relevant works, full details in respect of the living plant screen at level 10 shall be submitted to and approved in writing by the local planning authority.

Such details to include

- a. Species and planting density;
- b. Growing medium and container/planter including drainage strategy; and
- c. A scheme of maintenance.

The living screen shall be implemented in accordance with the details as approved and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

## 26 Living roofs

Prior to commencement of the building superstructure, full details in respect of all biodiverse, substrate-based living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority.

The design and planting scheme should be informed by the recommendations of paras 4.5.5 to 4.5.10 of the Preliminary Ecological Appraisal (19/08/20), and shall include the following:

- A. detailed maintenance plan;
- B. details of its construction and the materials used;
- C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm; and
- D. full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>.
- E. Consideration of relationship between photovoltaic panels and habitat creation.

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

## 27 Photovoltaic panels

Prior to completion of the building superstructure, details showing the location and extent of photovoltaic cells to be installed on the building, in accordance with the details shown on the approved plans, shall be submitted to and approved in writing by the Local Planning Authority.

The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policies CC1 and CC2

of the Camden Local Plan 2017.

## 28 Bird Boxes

Prior to completion of the superstructure of the building, plans and elevations showing details of bird box locations and types, indication of species to be accommodated, and a maintenance methodology for annual cleaning, repair/replacement of the installed boxes, prepared in accordance with the recommendations of para 4.5.3 and 4.5.4 of the preliminary ecology appraisal as approved, shall be submitted to and approved in writing by the local planning authority.

The boxes shall be installed in accordance with the approved plans prior to the occupation of the relevant building and thereafter retained and maintained in accordance with the approved maintenance methodology.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

## 29 Piling method statement

No piling shall take place until a letter from Thames Water (or the relevant statutory undertaker) confirming that agreement has been reached with the developer on the piling method statement for the development, has been submitted to and approved in writing by the local planning authority.

The piling method statement to be agreed shall detail the depth and type of piling to be undertaken, the equipment to be used, and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works.

All piling carried out as part of the development must be undertaken in accordance with the terms of the agreed piling method statement.

Reason: To safeguard the existing public sewer infrastructure, controlled waters and the structural stability of the neighbouring structures, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

## 30 Air quality monitoring

No development shall take place until dust monitors have been installed in accordance with the following procedure.

A. Prior to installing monitors, full details of the air quality monitors shall be submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

B. Prior to commencement of development, evidence demonstrating that the monitors have been in place for at least 3 months prior to the proposed commencement date shall be submitted to and approved in writing by the local planning authority.

The monitors shall be retained and maintained on site for the duration of the development's construction phase in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

### 31 Construction machinery

All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

### 32 Delivery and refuse items

Any refuse and recycling, delivery cages, trolleys and any other items linked to deliveries and collection in association with the development hereby permitted are to be stored within the buildings and only brought out onto the public highway when deliveries are being made or refuse collected and returned to within the building immediately thereafter.

Reason: In the interests of visual amenity and to prevent obstruction and inconvenience to users of the public highways, in accordance with policies A1, CC5 and T1 of the Camden Local Plan 2017.

### 33 Waste and recycling storage

Prior to commencement of fitout, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing.

The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

#### 34 Circular Economy

The development shall be designed and constructed in accordance with the Circular Economy Commitments as set out in Table 2 of the Circular Economy Statement hereby approved.

Reason: In order to ensure resource conservation, waste reduction, increased material re-use and recycling, and reductions in waste going for disposal in accordance with circular economy principles in accordance with policies CC2 (Adapting to climate change) and CC5 (waste) of the London Borough of Camden Local Plan and Policy S17 (Reducing waste and supporting the circular economy) of the London Plan.

#### 35 Lighting strategy

Prior to commencement of the relevant part of the development, a lighting strategy for the building and details of light fittings and fixtures to the exterior of the building and to all internal areas within 3m of the external glazing, shall be submitted to and approved in writing by the local planning authority.

The strategy shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter alia) consideration of the impact of the lighting design on contributing to reducing crime, residential properties around the site, maintenance, whole life cost and energy use.

Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.

#### 36 Whole of life carbon

Prior to first occupation and following completion of the building (upon commencement of RIBA Stage 6), the post-construction Whole Life-Cycle Carbon (WLC) Assessment shall be submitted to the Greater London Authority (GLA) using the GLA's WLC assessment template in line with the criteria set out in the GLA's WLC Assessment Guidance and should be submitted along with any supporting evidence required by the guidance.

Reason: In order to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards in accordance with policies CC1 (Climate change mitigation) and CC2 (adapting to climate change) of the London Borough of Camden Local Plan and Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan.

#### 37 Fire statement

No works shall commence to the building envelope/facades until a Fire Statement has been submitted to and approved in writing by the Local Planning Authority.

The Fire Statement shall be produced by an independent third party suitably



qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building.

The development shall not be implemented other than in accordance with the Fire Statement thus approved.

Reason: In order to provide a safe and secure development in accordance with policy D12 of the Publication London Plan 2020.

### 38 Secure by Design

Prior to first occupation, evidence of the building achieving a silver certification under the Secure by Design standard, shall be submitted to and approved in writing by the local planning authority.

Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.

### 39 Landscaping

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

### Informative(s):

#### 1 Reasons for granting permission

Permission is sought for a number of amendments to the approved scheme following design development and the need to address the business and operational needs of the operator. The amendments include the following changes:

- Internal alterations to the core layout and associated changes to the southern elevation at levels 4 to 9.
- Alterations to the Euston Road main entrance.

- Changes to the design of the laboratory glazing at levels 1 - 3.
- Internal alterations to the event space layout at ground and lower ground with the introduction one central staircase rather than two perimeter stairs.
- Alterations to the cycle store entrance at ground floor and the indicative public realm design.
- Alterations to the location and layout of the cycle store as well as the waste management and UKPN areas at lower ground level.
- Change of the indicative flexible retail and office use at ground floor to office use.
- Changes to the basement layout.
- Changes to the design of the external terraces and façade at levels 4 and 5.
- Changes to the design of the double-skin façade at levels 6 and 9.
- Amendments to PVs and plant layout at roof level.

The principal external changes will be to the design of the facade at levels 4 to 9; to the laboratory glazing at levels 1 to 3; and the Euston Road entrance. The changes to the southern elevation and facades have come about as a result of changes to the internal core layout to meet tenant operational requirements to provide increased connection and permeability between the north and south ends of the floorplate at the lower levels and to introduce a larger opening from the lift and stair lobby into the floorplate at levels 5 to 9. The external alterations would be fairly minor in nature and would retain the overall aesthetic and quality of the approved scheme. Additional detail is provided of the double skin façade design, with full details due to be discharged as part of condition 11.

The laboratory window glazing design has been amended from the approved grid pattern with 12 equal sized square panes to a design that responds better to the internal columns, with a single transom and two central mullions. Officers consider the revised design to be an improvement on the original proposal which would be more elegant and in keeping with the fenestration design to the front elevation.

The changes to the main entrance involve recessing the entrance and the provision of a draught lobby with sliding doors and pass doors on either side. Again, this alteration is considered a minor change which would be an improvement on the approved design.

Internally, it is proposed to alter the ground and lower ground layout to provide a single central stair core rather than two separate stairwells to the perimeter of the floor plan. This change would allow the auditorium, pre-function areas and community classroom at lower ground level to benefit from access to natural daylight and improve their layout.

Also at ground level, to the north/east end of the floorplate, the area indicatively shown as flexible retail/office use would be converted to office floorspace in association with the changes to the Euston Road entrance and a slight increase in the size of the loading bay. As flexible permission was approved for this area, the use as office space rather than retail is within the bounds of the consent and would be a minor change.

## 2 Reasons for granting permission continued

To the west elevation, the design of the ground floor cycle store entrance would be altered alongside internal alterations to reduce the size of the ground floor lobby and the layout of the lower ground level cycle store and changing facilities. The design changes would be minor and the same number of cycle parking spaces would be provided as approved.

Other minor changes are proposed to the layout at lower ground and basement level to provide additional areas required by UKPN and change the plant and waste room layout. The overall areas would be consistent with the approved scheme.

The indicative public realm design has been developed further to discussion with Camden Highways officers and TfL. The Crestfield Street west side on-street loading bay has been extended slightly to provide vehicle access into the gas intake room. Further details shall be provided as part of a section 278 application.

At roof level, the proposed plant and PV panel layout is proposed to altered as a result of the changes to the central cores. An alternative PV product is proposed to provide the same energy output as approved with a reduced number of panels. The same energy targets will be secured as part of the approved Energy Statement, and final details are still required as part of condition 27. The applicant has also confirmed that the extent of roof level SUDS and the green roof would remain as previously consented.

In conclusion, the impact of the proposed amendments on the design, appearance and quality of the approved scheme would be minor in nature and in keeping with the intent of the originally approved development. As such, the proposals would not impact the character and appearance of the approved development or Kings Cross Conservation Area. The amendments would not adversely impact neighbouring amenity in terms of daylight, outlook or privacy, nor impact the previously secured energy and sustainability targets.

No objections were received prior to the determination of this application. Consultation responses were received from TfL Crossrail safeguarding, London Underground, and TfL City Planning confirming that they have no objection to the proposals. Likewise, the Designing out Crime Officer, Public Health Strategist, Historic England and GLAAS have confirmed they have no comments.

The Greater London Authority have assessed the details of the application and confirmed that given the scale and nature of the proposals, they do not give rise to any new strategic planning issues, and that the Council may therefore proceed to determination without further reference to the GLA.

The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policies G1, C1, C2, C5, C6, E1, E2, A1, A2, A3, A4, A5, D1, D2, D3, CC1, CC2, CC3, CC4, CC5, T1, T2, T3 T4 and DM1 of the Camden Local Plan. The proposed development also accords with The London Plan 2021, and the National Planning Policy Framework 2021.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 7 Noise from demolition and construction works is subject to control under the

Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 8 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 9 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 10 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 11 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 12 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 13 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

contacts/environment/contact-street-environment-services.en.

- 14 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).
- 15 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 16 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer