

Application ref: 2023/1029/P  
Contact: Laura Dorbeck  
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Date: 26 April 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal:

Details of pre-construction tree protection required by condition 15 of planning permission ref: 2022/1515/P dated 20/02/2023 which varied permission 2020/3881/P dated 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).

Drawing Nos: Detailed Arboricultural Pruning Specification by PJC dated 22nd February 2023 ref: 6256/23 and cover letter dated 9th March 2023

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval-

Condition 15 requires the submission of an updated Arboricultural Method Statement with revised tree pruning specification demonstrating how trees to be retained will be protected during construction. The details are required to be submitted for approval prior to the commencement of any works.

The applicant previously partially discharged the condition, submitting an Arboricultural Method Statement detailing how trees will be protected during the initial demolition phase of works. The details were acceptable and discharged under reference 2022/1919/P on 30/06/2022.

An updated Arboricultural Method Statement has now been submitted detailing tree protection measures to be implemented for the remainder of the construction works to fully discharge the condition. The Council's Tree Officers have reviewed the submitted details and confirmed they are sufficient in demonstrating that the existing trees would be adequately protected during construction.

The full impact of the proposed development has already been assessed as part of the determination of the original application.

As such, the details are in accordance with the requirements of policies D1 and A3 of the Camden Local Plan 2017.

- 2 This letter in no way prejudices the rights of the owner(s) of the tree(s) in question, to whom a copy of this letter has been sent and whose consent should be obtained prior to the implementation of any works. In this case The London Borough of Camden is the owner of the trees and the Tree section should be contacted to discuss the works, by email to- [treesection@camden.gov.uk](mailto:treesection@camden.gov.uk)
- 3 You are reminded that conditions 3 (fixed plant mechanical noise), 4 (emergency generators), 6 (mechanical ventilation), 7 (ASHP details), 8 (retail/food & drink plant details), 9 (detailed landscape plan), 10 (cycle parking), 11 (building design details), 20 (LUL entrance design details), 23 (SUDS details), 24 (water supply infrastructure), 25 (living plant screen details), 26 (living roofs details), 27 (PV panel details), 28 (bird boxes), 29 (piling method statement), 33 (waste and recycling storage), 35 (lighting strategy), 36 (whole of life carbon), 37 (fire statement) and 38 (secure by design details) of planning permission ref: 2020/3881/P granted 01/11/2021 are outstanding and require details to be submitted for approval.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer