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London Borough of Camden  
Planning and Building Development  
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**FAO: Laura Dorbeck**

15 September 2023

**Our ref: LJW/ANE/KHU/HJH/J10381**

**Your ref: 2020/3881/P // PP-12367142**

Dear Sir / Madam,

**Belgrove House, Belgrove Street, London, WC1H 8AA**  
**Town and Country Planning Act 1990 (as amended)**  
**Approval of Details Application to Discharge Condition 37 (Fire Statement) of Planning Permission**  
**Reference: 2020/3881/P**

On behalf of our client, Eelam Properties Limited, we write to enclose an application for the approval of details required by condition, in order to discharge Condition 37 (Fire Statement) attached to planning permission: 2020/3881/P in relation to development proposals at Belgrove House, Belgrove Street, London, WC1H 8AA.

#### **Background**

Planning permission (ref. 2020/3881/P) was granted on 01 November 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.”**

On 26 July 2022, a non-material amendment application (ref. 2021/6296/P) was approved for the following:

**“Amendments to planning permission ref. 2020/3881/P at Belgrove House, NAMELY to increase the area demised to LUL at ground and basement to incorporate a retail kiosk and revised stair width.”**

On 30 September 2022, a further non-material amendment application (ref. 2022/4139/P) was approved for the following:

**“Amendments to planning permission ref. 2020/3881/P at Belgrove House, NAMELY the omission of unregistered land parcel and narrowing of underground passageway.”**

On 20 February 2023, a Section 73 application (ref. 2022/1515/P) was approved for the following:

**“Variation of Condition 2 (Approved Drawings) of planning permission 2020/3881/P at Belgrove House, NAMELY minor design changes to external facade treatment and Euston Road entrance; changes to cycle store entrance at ground floor and public realm; internal alterations to lay out across various floors; and changes to PVs and plant layout at roof level.**

This application seeks to discharge Condition 37 attached to the aforementioned planning permission (ref. 2022/1515/P). The original wording of the conditions states the following:

#### **Condition 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.”**

This application is seeking to discharge the Condition 37 by submitting a Fire Statement, prepared by Arup, which sets out the proposed fire strategy at Belgrove House by providing details of the building’s construction methods and products and materials used, as well as the means of escape and access.

#### **Application Documentation**

In accordance with the validation requirements of the London Borough of Camden, alongside this covering letter, we hereby enclose the following documentation to discharge this condition:

- Completed Application Form, prepared by Gerald Eve LLP;
- Covering Letter (this document), prepared by Gerald Eve LLP;
- Fire Statement, prepared by Arup.

#### **Summary**

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £116.00 (including the £64.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly. In the meantime, should you have any queries, please do not hesitate to contact Katie Hughes (020 3486 3494) or Harry Howat (020 3486 3724) of this office.

Yours faithfully,

*Gerald Eve LLP*

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