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London Borough of Camden
Planning and Building Development
5 Pancras Square
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FAO: Laura Dorbeck

18 September 2023

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

Your ref: 2020/3881/P // PP-12418597

Dear Madam,

Belgrove House, Belgrove Street, London, WC1H 8AA
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 3 (Fixed Mechanical Plant Noise), 4 (Emergency Generators) and 6 (Mechanical Ventilation) 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 3 (Fixed Mechanical Plant Noise), Condition 4 (Emergency Generators) and Condition 6 (Mechanical Ventilation) 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 3, 4 and 6 attached to the aforementioned planning permission (ref. 2022/1515/P). The wording of the conditions state the following:

Condition 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.”

Condition 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 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 meter outside any premises.”

Condition 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 NO2 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.”

This application is seeking to discharge the Condition 3, 4 and 6 by submitting technical information relating to the respective conditions.

The Condition 3 Report, prepared by Sandy Brown, provides details of the external plant noise egress levels from the proposed development, as per the wording and requirements set out in Condition 3 (above).

In relation to Condition 4, it is proposed that the development will provide a single 2MVA generator which will include the capacity to deal with any emergency operations within the building. The respective notes submitted as part of this application, prepared by Sandy Brown and Atelier Ten provide further details on the functions of this generator. The noise level emissions of the proposed generator, as per the requirements of Condition 4, have been provided within the Condition 3 Report.

In relation to Condition 6, the submitted documentation outlines the proposed replacement and maintenance strategies for the major engineering services plant for the building, as well as the ventilation services strategy and measures to mitigate odour emission and noise pollution, as set out in the wording of Condition 6.

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;
- Condition 3 Report, prepared by Sandy Brown;
- Condition 4 Memo, prepared by Sandy Brown;
- Generator Function Statement, prepared by Atelier Ten;
- Plant Replacement Strategy, prepared by Atelier Ten; and
- Ventilation and Extraction Statement, prepared by Atelier Ten.

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,



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