

Application ref: 2023/2743/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 10 October 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
One Filtzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

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:

Updated Arboricultural Method Statement to re-discharge condition 15 of planning permission ref: 2022/1515/P dated 20/02/2023 which varied 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 10th October 2023, Arboricultural Impact Assessment, Method Statement and Tree Protection Plan dated 27th June 2023 ref: PJC/6285/23/01 Rev -, received by the LPA on 10th October 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 granted on 30/06/2022.

An updated Arboricultural Method Statement was then submitted to fully discharge the condition detailing tree protection measures to be implemented for the remainder of the construction works. The details were approved on 26/04/2023 under reference 2023/1029/P.

The applicant has now submitted a further update to the Arboricultural Method Statement to take account of the location of site welfare cabins along Argyle Square. To provide sufficient clearance for the site welfare cabins, adjacent trees will require minor crown pruning.

The Council's Trees Officers have reviewed the submitted details and confirmed they are sufficient in demonstrating that the existing trees would be adequately protected during construction. The details remain the same as previously approved but include additional minor pruning adjacent to the proposed location of the cabins.

No objections were received prior to determination. 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 sufficient to re-discharge condition 15 and are in accordance with the requirements of Policies D1 and A3 of the Camden Local Plan 2017.

2 You are reminded that conditions 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), 24 (water supply infrastructure), 26 (living roofs details), 27 (PV panel details), 28 (bird boxes), 33 (waste and recycling storage), 35 (lighting strategy), 36 (whole of life carbon), 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.

Details for conditions 3 (fixed plant mechanical noise), 4 (emergency generators), 6 (mechanical ventilation), 23 (SUDS details), 25 (living plant screen details), 29 (piling method statement), 37 (fire statement) have been submitted and are pending determination.

- 3 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 treeaction@camden.gov.uk.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer