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Our Ref: ANE/KHU/HJH/J10381

Your Ref: PP-12583622

Dear Sir/Madam,

**Land to the West of Argyle Square, London, WC1H 8AS
Town and Country Planning Act 1990 (as amended)
Application for Full Planning Permission**

We write on behalf of our client, Mace Limited, to submit an application for a temporary planning permission at the land to the west of Argyle Square, London, WC1H 8AS, to allow the erection of welfare accommodation linked to planning permission ref. 2020/3881/P.

Application Background

This application for a temporary planning permission for the erection of welfare accommodation has been submitted in connection with the redevelopment of Belgrove House, Belgrove Street, London, W1CH 8AA (ref. 2020/3881/P) and the construction works due to begin on-site shortly.

On 01 November 2021, planning permission was granted 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.”

Works are well underway on-site and demolition works are due to complete in the coming weeks.

Application Proposals

A temporary planning permission of 3 years is sought for the installation of welfare accommodation on land to the west of Argyle Square, London, W1CH 8AA in connection with the redevelopment of Belgrove House. This is the duration of time that the welfare accommodation is anticipated to be in-situ whilst construction works are on-going at Belgrove House.

Schedule 2, Part 4, Class A (Temporary Buildings and Structures) of The Town and Country Planning (General Permitted Development) (England) Order 2015 states that “the provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land” falls under permitted development, and therefore planning permission is not required.

It is proposed that the welfare accommodation is situated on the land to the west of Argyle Square, approximately 100 yards to the south of Belgrove House. Due to the proposed accommodation not being situated on, in, under or over or on land adjacent to the Belgrove House development site, it has been confirmed that planning permission is required.

On-going discussions have taken place with the London Borough of Camden Planning Officers in recent weeks relating to the located of the welfare cabins, and the proposed location to the south of Belgrove House, on land to the west of Argyle Square. Further details relating to the construction of Belgrove House has been set out in the Construction Management Plan pursuant to the Section 106 Agreement linked to planning permission ref. 2020/3881/P.

Accordingly, we submit details of the welfare accommodation proposed to be situated on the land to the west of Argyle Square including a site location plan highlighting the proposed location in relation to Belgrove House and the welfare cabins’ dimensions and access points

Application Documentation

The application comprises of the following documents:

- a) Application Form;
- b) Covering Letter (this document), prepared by Gerald Eve LLP;
- c) CIL Form;
- d) Site Location Plan;
- e) Belgrove House Welfare Accommodation Dimensions (ref. OPP1309395 Rev L); and
- f) Belgrove House Welfare Accommodation Access (ref. QFS-3466-1503-D Rev P04).

The requisite application fee of £234.00 (+ £64.00 service charge) has been paid online concurrent to the submission of this application (ref. PP-12583622).

We trust that we have provided all the material required for the purposes of validation. In the meantime, should you have any queries regarding this application please contact Alex Neal (020 7333 6301) or Harry Howat (020 3486 3724) of this office.

Yours faithfully,



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Encs. As above