

Application ref: 2023/3656/P
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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:

Fire statement required by condition 37 of planning permission 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: Fire Statement Issue P2 prepared by Arup dated 14 June 2023

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

Informative(s):

- 1 Reasons for granting approval

A fire statement has been submitted. The fire statement was checked and

approved by a Chartered Engineer and a Member of the Institute of Fire Engineers in accordance with the draft LPG 'Fire Safety' February 2022.

Construction:

Primary structure would be reinforced concrete columns and beams, with concrete core walls and slabs. There would also be some steel elements that form primary structure locally. As the top occupied floor is more than 30 m above ground, all elements of structure would be designed and/or protected to achieve at least 120 minutes fire resistance in terms of load bearing capacity, as per BS 9999. To reduce the risk of fire spread between floors and support the phased evacuation strategy, every floor would be designed as a compartment floor.

Means of escape:

The building would be evacuated in sequential phases. A fire control centre would control evacuation. Each core would be provided with an evacuation lift in addition to firefighting lift and there would be protected refuges. The building management team would support evacuation of any persons with restricted mobility that would require assistance. Argyle Square would be the evacuation assembly point.

Fire safety systems:

A automatic fire detection system in line with BS 5839-1:2017 would be provided throughout the building. The laboratory and office spaces would be fitted with smoke detector heads. The building would also be provided with a voice alarm system designed to BS 5839-8:2013 to support the phased evacuation strategy, as per BS 9999. There would also be alarm sounders to terraces and flashing beacons in the disabled washroom. The building would be provided with an automatic sprinkler system and would have secondary power supply to all life safety systems. The building would be provided with 2 firefighting shafts (east and west) comprising firefighting stair, firefighting lobby with a fire main (dry riser) and firefighting lifts. The building would also have a fire control centre.

Fire vehicle access:

Fire vehicles can park on all streets surrounding the development and there are 3 external hydrants located within 90 m of a dry fire main inlet.

Future building changes:

The submission confirms that the fire safety management plan would need to ensure that any potential future modifications to the building will consider and not compromise the base build fire safety/protection measures.

Building control have been consulted and no response has been received. The submitted details have been reviewed by planning officer as envisaged by paragraph 1.1.2 of the draft LPG 'Fire Safety' February 2022. The role of the planning officer is to ensure information has been provided and considered as part of the application against the relevant London Plan fire safety policy and not to review it for compliance against building regulations and standards. The submitted details are considered to comply with Policy D12 and D5(B5) of the London Plan and demonstrate that a safe and secure development would be provided in accordance with these policies.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies D12 and D5 of the London Plan 2021.

- 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) and 29 (piling method statement) have been submitted and are pending determination.

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



Daniel Pope
Chief Planning Officer