

Application ref: 2023/3833/P  
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Date: 27 November 2023

**Development Management**  
Regeneration and Planning  
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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:

Details of sustainable urban drainage and living plant screen required by conditions 23 and 25 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: Condition 23 Response November 2023 prepared by AKT II Ltd;  
Landscape Maintenance and Management Strategy prepared by Bradley-Hole  
Schoenaich Landscape dated 30/08/2023; Specification for hard and soft landscape  
works prepared by Bradley-Hole Schoenaich Landscape Architects dated 17-03-2023;  
Proposed Landscape Irrigation System prepared by Waterscapes Ltd dated 24th  
November 2022; Email from Gerald Eve dated 22/11 confirming person responsible for  
the Operation and Maintenance Plan

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

Informative(s):

1 Reasons for granting approval

Sustainable Urban Drainage

The attenuation features would include rainwater harvesting, a blue roof on level 5, 10 and 11 providing 203m<sup>3</sup> storage capacity, with a discharge rate of 3.5 litres/sec and an attenuation system at basement level 1 providing 70m<sup>3</sup> storage capacity, with a discharge rate of 1.5 litres/sec. The maximum runoff rate would be restricted to 5 litres/second. A maintenance plan has been provided and the person responsible for the Operation and Maintenance Plan will be Mark Voaden at MSD. The submitted details have been reviewed by the LLFA. The details are considered satisfactory and demonstrate that the development would reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system.

Living plant screen

Details have been provided of species and planting density, growing medium, drainage strategy and a scheme of maintenance. The species include native ivy and a couple of non-natives which will be beneficial for pollinators. Nature Conservation have reviewed the submitted details. The details are considered acceptable and demonstrate that the development would take account of biodiversity and the water environment.

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 details are in general accordance with policies A3, CC2 and CC3 of the Camden Local Plan 2017 and the conditions can be discharged.

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: 2022/1515/P dated 20/02/2023 are outstanding and require details to be submitted for approval.

Details for conditions 3 (fixed plant mechanical noise), 4 (emergency generators), 6 (mechanical ventilation) 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 2023.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer