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FAO: David Peres Da Costa

11 January 2024

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

Your ref: 2020/3881/P // PP-12724868

Dear Sir,

Belgrove House, Belgrove Street, London, WC1H 8AA
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 24 (Water Supply Infrastructure) 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 24 (Water Supply Infrastructure) 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 24 attached to the aforementioned planning permission (ref. 2022/1515/P). The wording of the conditions state the following:

Condition 24 – Water Supply Infrastructure

“No works to the superstructure of the building shall take place until a letter from Thames Water (or the relevant statutory undertaker) confirming that agreement has been reached with the developer that all water network upgrades required to accommodate the additional flows to serve the development have been completed or agreement has been reached on a development and infrastructure phasing plan to allow the development to be occupied, has been submitted to and approved in writing by the local planning authority.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed plan.”

The Development Impact Assessment Modelling Report, prepared by Thames Water Utilities Limited, provides details of the proposed point of connection (POC) relating to the proposed development at Belgrove House, along with the relevant modelling associated with the connection. The model confirms that additional demand arising from the proposed development and confirms that there is sufficient capacity in the Thames Water network to accommodate this increased demand and that local reinforcements are *not* required.

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;
- Development Impact Assessment Modelling Report, prepared by Thames Water Utilities Limited; and
- Email confirmation from Thames Water, dated 13 December 2023;

Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £145.00 (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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