

Application ref: 2023/3574/P
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Date: 21 February 2024

Development Management
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Gerald Eve LLP
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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:

Thames Water agreement to Piling Method Statement required by condition 29 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:

Letter issued by Thames Water confirming negligible risk to assets dated 21st December 2023.

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

Informative(s):

1 Reasons for granting approval:

The applicant submitted a letter from Thames Water which advised that they were satisfied that the proposed works will pose negligible risk to the Thames Water assets. Given this, Thames Water confirmed that the piling condition could be discharged. The submitted details confirmed that the existing public sewer infrastructure, controlled waters, and the structural stability of the neighbouring structures would be safeguarded.

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

The full impact of the proposed development has already been assessed as part of the application ref.2020/3881/P. 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 A5 and CC3 of the London Borough of 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), 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) and 24 (water supply infrastructure) have been submitted and are currently under review by the Council and awaiting 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



Daniel Pope
Chief Planning Officer