

Application ref: 2024/0112/P
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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:

Details of Water Supply Infrastructure required by condition 24 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: Development Impact Assessment Modelling Report prepared by Thames Water Utilities Ltd dated 30/11/2023

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

Informative(s):

- 1 Reasons for granting approval

A Development Impact Assessment Modelling Report prepared by Thames Water has been submitted. The model shows the additional demand of the Belgrove House development 3.26l/s peak demand would have an impact of up to 0.5m decrease in pressure at peak hour at the point of connection on Crestfield Street and that there would be a 0.4m reduction at the Critical Point on Judd Street. This confirms that there is sufficient capacity in the network to accommodate the increase in demand and that the decrease in pressure is below the 1m tolerance, so local reinforcements would not be required. Thames Water have confirmed that condition 24 can be discharged based on the information submitted. The submitted details demonstrate that the water supply infrastructure has sufficient capacity to cope with this additional demand and that the amenities of the area would be safeguarded.

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 policy CC3 of the 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) and 6 (mechanical ventilation) 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