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London Borough of Camden
Planning and Building Development
5 Pancras Square
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FAO: David Peres Da Costa

21 March 2024

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

Your ref: 2020/3881/P // PP-12912648

Dear Sir,

Belgrove House, Belgrove Street, London, WC1H 8AA
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 9 (Landscape Plan) 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 9 (Landscape Plan) 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 9 attached to the aforementioned planning permission (ref. 2022/1515/P). The wording of the conditions state the following:

Condition 9 – Landscape Plan

“Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences. The submission shall include details of:

- i) terrace landscaping at level 4, including details of planting substrate/planters/soil/growing mediums, species and planting density, seating, surface treatments, means of irrigation and drainage taking account of water recycling;**
- ii) terrace landscaping at level 5, including details of planting and consideration of providing a biodiverse lawn incorporating low-growing non-grass flowering species, all other planting substrate/planters/soil/growing mediums, species and planting density, seating and surface treatments and means of irrigation and drainage taking account of water recycling;**
- iii) details of cladding and façade treatment/louvres to any mechanical plant or machinery enclosures at roof terrace levels;**
- iv) details of all vertical, climbing and green façade planting to levels 6-9; and**
- v) any external CCTV and security monitors/fixtures and in all cases of soft landscaping, planting strategy shall be informed by chapter 6 'public realm and green infrastructure' of the Design and Access Statement and shall include a detailed strategy for sustainable maintenance. The relevant works shall be carried out in accordance with the details thus approved.**

Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.”

The proposed landscape maintenance & management plan, prepared by Bradley-Hole Schoenaich Landscape Architects, sets out the long-term objectives, management responsibilities and maintenance schedules for the upper level landscape areas at the development.

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;
- Landscape Information and Maintenance & Management Strategy (dated 23/01/2024), prepared by Bradley-Hole Schoenaich Landscape Architects.

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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