

Application ref: 2023/3552/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 plant noise and mechanical ventilation required by conditions 3 and 6 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: Planning Condition 3 (2020/3881/P) discharge report prepared by Sandy Brown dated 18 September 2023; Ventilation and Extraction Statement prepared by Atelier Ten dated 05.04.2024

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

Informative(s):

1 Reasons for granting approval

Condition 3: Fixed Mechanical plant noise

A report has been submitted which assesses external plant noise egress. With reference to the Council's noise thresholds, the report calculates the noise egress limits at 1m from noise sensitive properties on Euston Road, Belgrove Street and Crestfield Street as well as Argyle Square to the north. The submitted report sets out the location of plant at basement, ground floor, 10 floor and at roof level. The predicted levels of plant noise egress for daytime (07:00-23:00) and night-time (23:00-07:00) would be below the cumulative external noise egress limits for proposed normally operating plant items and so would comply with the Council's noise thresholds. The report has been assessed by the Environmental Health officer and is considered to provide sufficient technical information to demonstrate that the amenity of occupiers of the development and surrounding premises would not be adversely affected by noise from mechanical installations/ equipment.

Condition 6: Mechanical Ventilation

A Ventilation and Extraction Statement has been submitted. This report outlines the ventilation services strategy for Belgrove House. The report includes layouts detailing the ventilation intake and exhaust louvre locations and confirms that the air intake and exhaust louvres would be located at high level and would be separated by at least 10m to minimise entrainment of the exhaust air.

The Council's Sustainability team have reviewed the submission and the submitted details demonstrate that the amenity of occupiers would be protected.

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 policies A1, A4 and CC4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (emergency generators), 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 condition 9 (hard and soft landscaping) 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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer