

Application ref: 2024/1492/P
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Date: 4 June 2024

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Belgrove House
Belgrove Street
London
WC1H 8AA

Proposal: Non-material amendment to Condition 4 (Emergency Generators) of planning permission 2022/1515/P dated 20/02/2023 for 'Variation of condition 2 (approved drawings) of planning permission 2020/3881/P granted 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'; namely, minor design changes to external façade treatment and Euston Road entrance; changes to cycle store entrance at ground floor and public realm; internal alterations to layout across various floors; and changes to PVs and plant layout at roof level (summary)' approved; NAMELY: to change trigger for submission of details for Condition 4.

Drawing Nos: Cover letter prepared by Gerald Eve dated 09 April 2024

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.4 of planning permission 2022/1515/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

Emergency generators

Prior to the fit-out of the building, details of the emergency generators shall be submitted to and approved by the Local Planning Authority in writing.

Such details to include specification, type, location and exhaust mechanisms for the plant and consideration of application of alternative low-NOx/renewable energy technologies.

Emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an unplanned/unforeseen loss of power.

Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Noise emitted from any emergency plant and generators hereby permitted shall not increase the representative/typical assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission

The application seeks to amend condition 4 to allow the details of the emergency generator to be submitted and approved prior to the fit out of the building rather than prior to the commencement of the superstructure. As the generator is greater than 1MWth in size, the applicant needs to provide a permit from the Environment Agency. The applicant does not have the information required to obtain this permit at the current time. Therefore, to avoid delay to the construction timetable, it is proposed to amend the trigger to allow condition 4 to be discharged at a later stage in the construction process (i.e. prior to fit out of the building). Officers have no objection to this change as details of the emergency generators would still need to be submitted and approved before the construction of the building has been completed and the amenities of neighbouring properties would still be safeguarded.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. In the context of the permitted scheme, it is considered that the amendment to condition 4 would not have any material effect on the approved development in terms of its appearance or impact on neighbour amenities. It is considered that the amendment to condition 16 is relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of

the approved scheme.

- 2 You are advised that this decision relates only to the amendment to condition 4 and shall only be read in the context of the substantive permission granted on 20/02/2023 under reference number 2022/1515/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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