

Application ref: 2024/1157/P  
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Date: 16 July 2024

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
One Filtzroy  
6 Mortimer Street  
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W1T 3JJ

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 hard and soft landscaping required by condition 9 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: Maintenance and Management Strategy BEL-BHS-ZZ-XX-RP-L-00807  
Rev P02 dated 12/06/2024.

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

Informative(s):

- 1 Reasons for granting approval:

The submission includes a Maintenance and Management Strategy, details for the terrace landscaping at level 4 and 5 as well as details of all vertical, climbing and green façade planting to levels 6-9. Details of hard and soft landscaping have also been provided for levels 1-3 alongside irrigation information. The submitted details have been reviewed the Council's Tree and Landscape Officer and are considered acceptable. The submitted details demonstrate that the development would provide a reasonable standard of amenity in accordance with the policy requirement.

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 D1 and A1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (emergency generators), 8 (retail/food & drink plant details), 9 (detailed landscape plan), 10 (cycle parking), 11 (building design details part h), 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: 2022/1515/P dated 20/02/2023 which varied 2020/3881/P dated 01/11/2021 are outstanding and require details to be submitted for approval.

Details for conditions 7 (ASHP details), 11 (building design details part a-g / i) and 20 (LUL entrance design details) 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



Daniel Pope  
Chief Planning Officer