

Application ref: 2024/2770/P
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Gerald Eve LLP
One Fitzroy
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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
Camden
WC1H 8AA

Proposal:

Details of building design to discharge parts a-g and part i of condition 11 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 Conditions Discharge Condition 11: Building Design Detail prepared by AHMM Architects dated June 2024; Cover letter prepared by Gerald Eve dated 5 July 2024

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

Informative(s):

1 Reasons for granting approval

Details have been submitted to discharge all parts of condition 11 apart from the feature staircase (part h). The details have been reviewed by the Design Officer and the external materials and samples viewed as well as the detail drawings are considered to fulfil the design ambitions of the approved scheme. The submitted details demonstrate that the appearance of the building and the wider 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 policies D1, D2 and D3 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), 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 7 (ASHP details), 20 (LUL entrance design details) and 26 (living roofs 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 the National Planning Policy Framework.

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