



Application ref: 2024/2818/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Email: David.PeresDaCosta@camden.gov.uk  
Date: 22 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve LLP  
One Fltzroy  
6 Mortimer Street  
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 air source heat pumps required by condition 7 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: Covering Letter prepared by Gerald Eve LLP dated 8 July 2024; Level 10 Mechanical Heating & Cooling Layout (Access Plan) BEL-6000-XX-10-DR-M-53001 P01; Mitsubishi Electric; Installation Manual C0211301-01-21-ML; Schematic Drawings: BEL-A10-ZZ-ZZ-DR-M-10041 P05; BEL-A10-ZZ-ZZ-DR-M-10040 P05; BEL-A10-ZZ-ZZ-DR-M-10030 P04; BEL-A10-ZZ-ZZ-DR-M-10031 P03; Mechanical Services Part A Particular Specification P03, prepared by Atelier Ten dated June 2023; Building management system (BMS) Particular Specification Part A Revision P02 prepared by Atelier Ten dated March 2023; Response to Planning Condition 7 Air Source Heat Pump, prepared by Atelier Ten dated 27/06/2024; Email from Gerald Eve dated 31/7/24 with details of maintenance responsibility

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

Informative(s):

1 Reasons for granting approval

The air source heat pump model selected (Mitsubishi i-FX-Q2-G05) achieves a Seasonal Coefficient of Performance (SCOP) of 3.97 (at 35-degree flow) and a SCOP of 3.48 (at 45-degree flow). Both exceed the seasonal performance factor of 2.5 referenced in Condition 7. The 'Be Green' carbon savings of the proposed ASHPs would be 77 tCO<sub>2</sub>e/yr.

The submitted installation manuals includes details of maintenance. The schedule of maintenance would be provided in the operation and maintenance manuals and training would be provided to the Facilities Manager provider, prior to practical completion. The future occupier (MSD) would maintain the ASHPs as part of their overall maintenance responsibility.

The submitted details have been reviewed by Sustainability. The details are considered acceptable and demonstrate that the development would provide adequate on-site renewable energy facilities.

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 policy CC1 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 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 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