

Application ref: 2024/2994/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 living roof required by condition 26 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: Landscape Information Green Roof Maintenance and Management Strategy (BEL-BHS-ZZ-XX-RP-L-00808), prepared by Bradley-Hole Schoenaich Landscape v.2 dated 30/08/2024

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

Informative(s):

- 1 Reasons for granting approval

The submission includes a landscape maintenance and management strategy, plans for the green roofs at level 10 and 11 showing an undulated substrate with average depth of 130mm and with wildflower seed mix or blanket and details of the species mix. The green roof would include dead wood to provide additional habitat. A wildflower seed mix with low growing, shade tolerant species have been chosen for the biosolar roof at level 11, suitable for biodiverse and biosolar roofs. The details have been reviewed by Nature Conservation and Trees / Landscape officers and are considered acceptable. The submitted details demonstrate that the development would undertake reasonable measures to take account of biodiversity and the water environment in accordance with the Local Plan.

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 A3 and CC3 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) 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 2021.

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