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FAO: David Peres Da Costa

17 October 2024

Our ref: LJW/ANE/KHU/AJA/J10381

Your ref: 2020/3881/P // PP-13494664

Dear Sir,

Belgrove House, Belgrove Street, London, WC1H 8AA

Town and Country Planning Act 1990 (as amended)

Approval of Details Application to Partially Discharge Condition 11 (Building Design Details) of Planning Permission Reference: 2020/3881/P

On behalf of our client, Eelam Properties Limited, we write to enclose an application for the approval of details required by condition, in order to partially discharge Condition 11 attached to planning permission: 2020/3881/P in relation to development proposals at Belgrove House, Belgrove Street, London, WC1H 8AA.

This application seeks to discharge all parts of Part H of Condition 11 in relation to the internal stair configuration. The remaining details pursuant to Condition 11 have been approved under a separate application (ref. 2024/2770/P) Therefore, this application is seeking to discharge Condition 11 Part (h) only.

Background

Planning permission (ref. 2020/3881/P) was granted on 01 November 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.”

On 26 July 2022, a non-material amendment application (ref. 2021/6296/P) was approved for the following:

“Amendments to planning permission ref. 2020/3881/P at Belgrove House, NAMELY to increase the area demised to LUL at ground and basement to incorporate a retail kiosk and revised stair width.”

On 30 September 2022, a further non-material amendment application (ref. 2022/4139/P) was approved for the following:

“Amendments to planning permission ref. 2020/3881/P at Belgrove House, NAMELY the omission of unregistered land parcel and narrowing of underground passageway.”

On 20 February 2023, a Section 73 application (ref. 2022/1515/P) was approved for the following:

“Variation of Condition 2 (Approved Drawings) of planning permission 2020/3881/P at Belgrove House, NAMELY minor design changes to external facade treatment and Euston Road entrance; changes to cycle store entrance at ground floor and public realm; internal alterations to lay out across various floors; and changes to PVs and plant layout at roof level.

This application seeks to partially discharge Condition 11 attached to the aforementioned planning permission (ref. 2022/1515/P). The wording of the conditions states the following:

Condition 11 - Building design details

“Prior to commencement of the relevant works detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority

The relevant works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during construction of the relevant works for the relevant building.

- a) Details including sections at 1:10 and samples of all glazing systems, including soffits, spandrels, inner timber framing, blinds & louvre system to upper levels and transparency;
- b) Details including samples or manufacturers details, of all ventilation grilles, louvres and plant equipment screening (excluding rooftop living plant screen);
- c) Plan, elevation and section drawings, of typical ground floor shop fronts, doors, entrances and loading bay, at a scale of 1:10;
- d) Full scale sample panel of oriel bay (as approved for levels 1-3), biophilic façade (as approved for levels 6-9) showing internal and external materials, glazing junctions, spandrels;
- e) Typical plan, elevation and section drawings of balustrading to terraces, balconies and street level lightwells;
- f) Manufacturer's specification details or samples (as appropriate) of all facing materials;
- g) Details of columns to upper level;
- h) Details including section, plans, elevations and material samples for the feature staircase within the north elevation; and**
- i) Sample panel of pier/riser brickwork (minimum 2m x 2m in size) including curved corner profile and inset slot and showing reveal and header detail and elevation brickwork showing the colour, texture, face-bond and pointing.”

The proposed Building Design Details Pack, prepared by AHMM Architects, sets out the details relating to Part H of Condition 11.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this covering letter, we hereby enclose the following documentation to partially discharge this condition:

- Completed Application Form, prepared by Gerald Eve LLP;

- Covering Letter (this document), prepared by Gerald Eve LLP; and
- Building Design Details Pack, prepared by AHMM Architects.

Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £215.00 (including the £70.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly. In the meantime, should you have any queries, please do not hesitate to contact Katie Hughes (020 3486 3494) or Andrew Jackson (020 3486 3734) of this office.

Yours faithfully,



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