



GERALDEVE
A NEWMARK COMPANY

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldve.com

London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
London
N1C 4AG

FAO: David Peres Da Costa

2 December 2024

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

Your ref: 2020/3881/P // PP-13608357

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 35 (Lighting Strategy) 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 35 (Lighting Strategy) attached to planning permission: 2020/3881/P in relation to development proposals at Belgrove House, Belgrove Street, London, WC1H 8AA.

This application seeks to provide the lighting strategy for the building and details of light fittings and fixtures to the exterior of the building. Details of the lighting in internal areas within 3m of the external glazing does not form part of this application.

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 discharge Condition 20 attached to the aforementioned planning permission (ref. 2022/1515/P). The wording of the conditions state the following:

Condition 35 Lighting Strategy

“Prior to commencement of the relevant part of the development, a lighting strategy for the building and details of light fittings and fixtures to the exterior of the building and to all internal areas within 3m of the external glazing, shall be submitted to and approved in writing by the local planning authority.

The strategy shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter alia) consideration of the impact of the lighting design on contributing to reducing crime, residential properties around the site, maintenance, whole life cost and energy use.”

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 discharge this condition:

- Completed Application Form, prepared by Gerald Eve LLP;
- Covering Letter (this document), prepared by Gerald Eve LLP; and
- External Lighting Report, prepared by Atelier Ten.

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,



Gerald Eve LLP
AJackson@geraldeve.com
Direct tel. +44 (0)203 486 3734