

Application ref: 2024/4538/P
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Date: 3 December 2024

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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
WC1H 8AA

Proposal:

Details of staircase within northern elevation to discharge part (h) 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:

Cover letter (prepared by Gerald Eve, dated 17 October 2024); Planning Conditions Discharge Condition 11: Building Design Detail: Feature Staircase Within The North Elevation Report 35 (prepared by Allford Hall Monaghan Morris, dated 3 October 2024).

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

Informative(s):

1 Reasons for granting approval

Part (h) of condition 11 requires the submission of details including section, plans, elevations, and material samples for the feature staircase within the north elevation. The applicant has provided a report document including these details.

The primary material of the stair would be timber, which would form the hull-like underside of the staircase. This choice would impart a sculptural quality to the stair when viewed from below along Euston Road. The cladding is European Oak, which would complement the structural materials already prevalent in the space, in the form of the exposed 12-meter-high façade mullions that support the adjacent glazed screen. The balustrades would be glazed above the stringer, allowing views into the lab space from outside. This design would align with MSD's aspiration to have 'Science on Display'. The glazed balustrades would also help to maximize daylight within the lab spaces. The Council's Urban Design Officer has reviewed the details of the staircase. The staircase is considered to make a significant contribution to the experience of the architecture from station square. As such, the submitted details demonstrate that the appearance of the building and character and appearance of 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. The full impact of the proposed development has already been assessed under the parent application.

As such, the submitted details are sufficient to discharge part (h) of condition 11, and the proposed development is in general accordance with policies D1 and D2 of the London Borough of 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), 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 have been submitted for Condition 20 (Details of LUL entrance design) of planning permission ref: 2020/3881/P and determination of this application is currently pending.

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. The council publishes its adopted policies online, along with detailed Camden Planning

Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer