

Application ref: 2024/5394/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 lighting strategy (exterior) to partially discharge condition 35 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 2 December 2024; Planning Conditions Discharge Report External Lighting prepared by Atelier Ten dated 5th November 2024

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

Informative(s):

- 1 Reasons for granting approval.

Details of the external lighting strategy have been submitted to part discharge Condition 35. The remaining part of the condition relates to interior lighting (within 3m of the external glazing). An informative will be included on the

decision noticed reminding the applicant that this part of the condition still needs to be discharged.

The external lighting report outlines the proposed external lighting scheme and the measures to limit light spill and upward light distribution. The impact of the lighting has been modelled using specialist software and the properties along Crestfield Street and Belgrove Street, which include a mix of residential and hotel properties, would experience an average of 4 lux from the external lighting. The public open space at the rear (Argyle Square) would receive an average of 5 lux. The light impact meets the thresholds recommended by the Institute of Lighting Professionals.

All of the luminaires which form part of the external lighting would use energy efficient LED modules and the total installed load would be 7.4kW. Details of maintenance access have been provided.

The lighting has been designed to ensure that the illumination levels to the public realm areas and surrounding pathways of the development would meet the required lighting levels for safety and security, whilst minimising impacts on neighbouring amenity. The new external lighting would deliver between 7.5 and 10lux around the pedestrian pathways around the building. This would meet the required illumination levels stated within BS 5489-1:2020.

The lighting control system would automatically turn the building landscape and roof garden lighting on at dusk. At a pre-determined curfew time during the evening the lighting would be dimmed to a lower level to minimise impact on neighbours. At this stage it is proposed that all the terrace lighting would be switched off at 23:00 to minimise energy usage.

The Design officer has reviewed the external lighting report. The report demonstrates that the development would maintain a high quality of amenity and a safe environment.

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 D1 and A3 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), 27 (PV panel details), 28 (bird boxes), 33 (waste and recycling storage), 35 (interior lighting strategy - within 3m of the external glazing), 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 centered on the page.

Daniel Pope
Chief Planning Officer