

Application ref: 2024/2769/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 LUL entrance design required by condition 20 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: Belgrove House Planning Condition Report - Condition 20: London Underground Entrance (Rev. P03) prepared by AHMM dated January 2025

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

Informative(s):

- 1 Reasons for granting approval

The submitted details have been reviewed by the Urban Design officer and the

details are considered to safeguard the appearance of the building and the area generally. The application building occupies almost all of the site, with the exception of a narrow perimeter along Belgrove Street and Crestfield Street. Granite slabs would be provided as an edge around the building although the threshold to the LU entrance would have Yorkstone slabs to provide a seamless continuation of the pavement surface into the public entrance. Stainless steel bollards would be used as hostile vehicle mitigation measures at the LUL entrance. Street furniture like this can impede pedestrian movement. However, officers accept their importance in this case. The drainage and public highway interface details are acceptable. The level plan indicates that surface water would run off to the kerbside, as required by Camden and Transport for London. It is noted that proposals outside the red line boundary are purely indicative at this stage. A package of public realm improvements will be developed by the Council with developer funding secured by the S106/S278 legal agreement relating to 2020/3881/P.

TFL Infrastructure Protection have no comment on the application. TFL Spatial Planning have no objections to the proposed details though this element of the development is still in the process of the final stages of design reviews and acceptances with TFL. If as a result of this process any further changes are made, the applicant will need to re-discharge this part of condition 20.

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, D2, D3, D4, T1, T3 and C5 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), 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.

You are advised that details have been submitted for condition 35 (lighting strategy) and these are currently being assessed.

- 3 TFL have advised that the LU entrance is still in the process of the final stages of design reviews and acceptances with TFL. If, as a result of this process, any changes are made to the LU entrance design or signage strategy, the applicant will need to re-discharge condition 20.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer