

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

FAO: David Peres Da Costa

31 March 2025

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

Your ref: 2020/3881/P // PP-13909765

Dear Sir,

Belgrove House, Belgrove Street, London, WC1H 8AA

Town and Country Planning Act 1990 (as amended)

Approval of Details Application to Re-Discharge Condition 20 (LUL entrance: 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 discharge Condition 20 (LUL entrance: design details) attached to planning permission: 2020/3881/P in relation to development proposals at Belgrove House, Belgrove Street, London, WC1H 8AA.

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

Condition 20 – LUL entrance: design details

“Prior to the commencement of any above ground works to the superstructure, design details of the LUL entrance box, prepared in consultation with London Underground, shall be submitted to and approved in writing by the local planning authority.

Such details to include:

- a) Plans, elevations and sections of all levels at 1:20;
- b) All signage associated with the entrance, including LUL roundels;
- c) Drainage and interfaces with the public pavement and highway surrounding the entrance;
- d) All facing and surface materials including samples where appropriate, including the internal lining to the stairwell and the internal elevations between the stairwell and the ground floor of the building;
- e) Any street furniture, including Hostile Vehicle Mitigation and other free-standing pavement structures or equipment boxes associated with the operation, safety or security of the facility;
- f) Details of roller shutter/means of enclosure of the street entrance.”

Details reserved by Condition 20 were initially discharged on 29 January 2025 (ref. 2024/2769/P). This application seeks to re-discharge Condition 20 by submitting updated details related to the LUL entrance design which have been included within the London Underground Planning Report (Rev. P04), prepared by AHMM Architects. The LUL entrance design has been updated to reflect the revised TfL requirements and include the inclusion of fixed grilles, cladding and emergency signage to the LUL entrance, as well as updated design details relating to the security gates.

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:

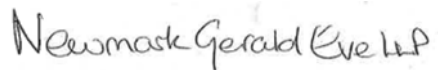
- Completed Application Form, prepared by Gerald Eve LLP;
- Covering Letter (this document), prepared by Gerald Eve LLP; and
- London Underground Planning Report (Rev. P04), prepared by AHMM Architects.

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 Ellis (020 3486 3494) or Andrew Jackson (020 3486 3734) of this office.

Yours faithfully,

A handwritten signature in dark ink that reads "Newmark Gerald Eve LLP". The signature is written in a cursive, slightly stylized font.

Newmark Gerald Eve LLP

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