

Application ref: 2025/1236/P
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Date: 8 May 2025

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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 bird boxes required by condition 28 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: Covering letter prepared by Newmark dated 20 March 2025; Condition 28: Bird Boxes Report 36 prepared by AHMM dated March 2025

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

Informative(s):

1 Reasons for granting approval

Bird boxes for Black Redstart (2) and house sparrows (2 terraces) would be provided on the north wall of the roof level plant room. The choice of species

and type of nest boxes is in accordance with the recommendations of Preliminary Ecological Appraisal approved as part of the original application. The boxes would be located at least 2m above ground level and the positioning on the north wall would avoid strong sunlight and winds. Details of maintenance have been provided. The boxes would be checked annually in September/October and any debris/nesting material would be removed. The submitted details have reviewed by Council's Nature Conservation Officer and are considered acceptable. The details demonstrate that appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development would be secured in accordance with the Local Plan.

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 policy A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (emergency generators), 8 (retail/food & drink plant details), 10 (cycle parking), 27 (PV panel details), 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 to re-discharge 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



Daniel Pope
Chief Planning Officer