



GERALDEVE

Director of Economy, Regeneration and Investment
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London s
N1C 4AG

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

FAO: Gavin Sexton

21 August 2020

Our ref: LJW/ANE/KHU/J10382

Your ref: PP-08993575

Dear Sir,

Town and Country Planning Act 1990 (As Amended)
Belgrove House
Application for Full Planning Permission

We write on behalf of our client, Eelam Properties Limited, identified through the consultation period as Precis Management and Access Self Storage Limited ('The Applicant') to apply for full planning permission in respect of development at Belgrove House.

Full planning permission is sought for the following:-

'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 incorporating café and flexible retail and office floorspace, an auditorium and a new step free entrance to Kings Cross LUL station in place of the two tube boxes on 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 the 2nd April 2020, a formal note was prepared by Trium Consulting which set out why the development proposed at The Site does not fall within the definition of Schedule 2 Development as identified in Part 1 Paragraph 2 of the EIA Regulations and as such does not require a formal screening opinion and the development is not EIA development. This was confirmed in writing by LB Camden on 22nd April 2020.

On 21 July 2020, the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (the "Regulations" were laid before parliament and will come into force on 01 September 2020. The Regulations revoke Parts A and D of the Town and Country Planning (Use Class Order) 1987 (as amended) from 01 September 2020.

Regulation 4 of the Regulations provides that if before 01 September 2020 an application for planning permission is submitted which refers to uses or use classes specified in the Town and Country Planning (Use Class Order) 1987 (as amended) (the "Use Classes Order") as it applies on 31 August 2020, that application must be determined by reference to the Use Classes Order as at 31

August 2020. For the avoidance of any doubt, this application for the Proposed Development is submitted with reference to the Use Classes Order as it applies on 31 August 2020 and must therefore be determined by reference to the Use Classes Order as it applies on 31 August 2020.

The Proposed Development has been subject to extensive pre-application discussions for approximately 2 years. The design team have discussed the Proposed Development at a series of pre-application meetings and workshops with Officers in respect of design, land use, highways and transport, townscape and heritage, servicing and deliveries and sustainability. The GLA, TfL and Historic England have also been consulted throughout in addition to LB Camden's Design Review Panel and LB Camden's committee members at a Developer's Briefing.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

The applicant has agreed commercial terms with MSD subject to planning permission being granted to occupy the whole building as its new UK Headquarters and Discovery Centre. The proposed scheme brings an extensive package of transformational benefits which follows the Government's ambition to reinforce the UK and London as a global centre for research and technological advances and Camden's ambitions for a successful Knowledge Quarter which directly improves the lives of local communities in which the development sits economically, socially and environmentally.

The application would replace an existing 1930's architecturally uninspiring building that is significantly underused, hosting only 3FTE jobs in the storage facility. The existing Belgrove House also presents an unsatisfactory frontage to Argyle Square to the south of the site and the adjoining Bloomsbury Conservation Area. It presents blank frontages on all sides which does nothing for the townscape, streetscape or public realm or the anti-social behaviour which is prevalent in this area.

In conjunction with this application, a planning application is submitted for 33 new affordable homes at Acorn House, a 4-minute walk away from the site on the corner of Swinton Street and Gray's Inn Road. The proposals for Acorn House also incorporate affordable workspace and a retail unit. The two applications will be linked by a S106 Agreement.

The design team has engaged with Camden's Officers over the course of the last year alongside other key consultees to inform the final design of the Proposed Development. The covid-19 pandemic has meant that community consultation had to be adjusted to a more online format, however the Applicant is committed to continuing this engagement with local residents and businesses during the determination period and in the future.

It is considered that the Proposed Development fully complies with the development plan and meets the objectives and aspirations for Camden and the Applicant. On this basis, we consider that planning permission should be granted.

Application Enclosures

In support of this application, a full package of documents has been prepared. As agreed with Officers; we enclose the following documents:-

- Planning Statement; prepared by Gerald Eve LLP
- Site Location Plan; prepared by AHMM
- Site Plan; prepared by AHMM
- Existing and Proposed General Arrangement Plans, Sections and Elevations, prepared by AHMM;
- Demolition plans, prepared by AHMM;
- Health Impact Assessment; prepared by Trium;
- Statement of Community Involvement, prepared by London Communications Agency (LCA)
- Regeneration Statement and Economic Impact Assessment, prepared by Volterra;
- Design and Access Statement, prepared by AHMM
- Acoustic and Vibration Assessment, prepared by Sandy Brown
- Energy Assessment (inclusive of Sustainability Assessment, BREEAM Assessment and Whole Life Carbon Assessment), prepared by Atelier 10
- Air Quality Assessment, prepared by Air Quality Consultants (AQC);
- Basement Impact Assessment (inclusive of Floor Risk Assessment), prepared by AKTII
- Townscape, Heritage and Visual Impact Assessment, prepared by Peter Stewart Consultancy;
- Daylight, Sunlight and Overshadowing Assessment, prepared by EB7;
- Biodiversity Survey and Report, prepared by PJC Consulting;
- Tree Statement and Arboricultural Impact Assessment, prepared by PJC Consulting;
- Transport Assessment, prepared by TTP;
- Construction Management Plan, prepared by RPM
- Archaeology Assessment, prepared by MOLA;
- Circular Economy Statement, prepared by Atelier 10;
- Contaminated Land Assessment, prepared by Soiltechnics and
- Wind Impact Assessment, prepared by Arup.

The application fee of £66,743.00 has been paid to the London Borough of Camden via the Planning Portal. The application fee has been calculated on the basis that the development creates 27,581 sqm of new non-residential gross external floorspace.

We trust that the information submitted in support of this application is sufficient to ensure validation and we look forward to confirmation of this shortly.

If you have any questions in the meantime, please contact Alex Neal (0207 333 6301), or Katie Hughes (020 3486 3494) of the above office.

Yours faithfully,



Gerald Eve LLP

khughes@geraldeve.com
Direct tel. +44 (0)20 7333 3494