



[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Gavin

Address:
Belgrove House
Belgrove Street
London
WC1H 8AA

The Proposed Work:
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.
[Consultation note: this application is linked to redevelopment of Acorn House, 314-320 Euston Road (ref 2020/3880/P)]

Thank you for your consultation.

I can confirm that the planning applicant is in communication with London Underground engineers with regard to the development above. Though we have no objection in principle to the above planning application there are a number of potential constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. Therefore, it will need to be demonstrated to the satisfaction of LUL engineers that:

- . the development will not have any detrimental effect on our tunnels and structures either in the short or long term
- . the design must be such that the loading imposed on our tunnels or structures is not increased or removed
- . we offer no right of support to the development or land

Therefore we request that the grant of planning permission be subject to conditions to secure the following:

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for each stage of the development for all of the demolition, foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- . provide demolition details

- . provide construction details
- . we understand that the potential removal of the two stairwell boxes on the southside of Euston Road adjacent to the site is included as part of the development. This will require prior LU approval.
- . the proposals for a headquarters office building and laboratory/research facilities also include a new step-free entrance to Kings Cross London Underground (LU) station in the north-west corner of the site linking to the existing underpass under Euston Road providing access to Kings Cross LU station. Removal of both stairwell boxes requires the new entrance to meet the necessary capacity, fire safety and evacuation standards as required by London Underground.
- . the applicant will need to fulfil their obligations to London Underground and Transport for London under the legal requirements between ourselves and the promoter of the development .This will need to be formalised via a Development Agreement with London Underground, secured via a S106 agreement attached to any permission. For the avoidance of doubt, the new assets will need to be paid for and maintained, to LU standards, by the Developer
- . accommodate ground movement arising from the construction thereof
- . and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 Table 6.1, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

We also ask that the following informative is added:

The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods

This response is made as Railway Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities.

Kind regards

Shahina Inayathusein MAPM MIAM
Safeguarding Engineer (LU+DLR)
Infrastructure Protection -TfL Engineering

Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTBOEg>

Please find attached Consultee letter for Planning Application application 2020/3881/P

Y556196

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice here<<http://www.camden.gov.uk/privacystatement>> which tells you how we store and process the data we hold about you and residents.

The contents of this e-mail and any attached files are confidential. If you have received this email in error, please notify us immediately at [REDACTED] and remove it from your system. If received in error, please do not use, disseminate, forward, print or copy this email or its content. Transport for London excludes any warranty and any liability as to the quality or accuracy of the contents of this email and any attached files.

Transport for London is a statutory corporation whose principal office is at 5 Endeavour Square, London, E20 1JN. Further information about Transport for London's subsidiary companies can be found on the following link: <http://www.tfl.gov.uk/corporate/about-tfl/>

Although TfL have scanned this email (including attachments) for viruses, recipients are advised to carry out their own virus check before opening any attachments, as TfL accepts no liability for any loss, or damage which may be caused by viruses.
