



GERALDEVE

Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
[www.geraldev.com](http://www.geraldev.com)

22 December 2021

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

**Your ref: PP-10457996**

Dear Sir / Madam,

**Belgrove House, Belgrove Street, London, WC1H 8AA**  
**Non-Material Amendments to Planning Permission ref: 2020/3881/P**

We have been instructed on behalf of our client, Eelam Properties Limited, to submit an application for a Non-Material Amendment to the planning permission at Belgrove House, Belgrove Street, London, WC1H 8AA ('the site') (ref: 2020/3881/P, dated 1 November 2021).

This application seeks approval to amend Condition 2 relating to the approved drawing list.

#### **Relevant Planning History**

On 1 November 2021, planning permission (ref. 2020/3881/P) was granted 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.”**

#### **Proposed Non-Material Amendment**

The proposed non-material amendment seeks planning permission for:

**‘Variation of Condition 2 of planning permission ref. 2020/3881/P relating to the approved drawing list; NAMELY to enable the reconfiguration at ground and basement level to increase the area demised to LUL to incorporate a retail kiosk and a revised stair width,’**

The team have been in consultation with London Underground in respect of the stair and lift configuration together with the operational requirements of the station entrance. The stair width in the planning design was 4650mm. A fire strategy has been produced and it has been reviewed and accepted by LU with a proposed requirement for an evacuation stair of 3530mm. Following the design review with LU the proposed station layout has been agreed through their gate processes with a stair width of 4080mm.

The structural grid of the building has allowed for a retail kiosk to be included within the basement design as well as accommodating the most operationally efficient and optimised station entrance from a space planning perspective.

The changes are internal only and do not constitute any extension of the originally approved floorplate. The reconfiguration would increase the retail area demised to LUL by 25sqm.

The changes proposed do not materially alter the development for which planning permission has been granted and as such should be considered non-material in nature.

### **Application Documentation**

Please find enclosed the following documents in support of this application:

- Application forms and notices;
- Site Location Plan; and
- Existing and Proposed Plan, prepared by AHMM.

The requisite planning application fee of **£234** has been paid concurrent to the submission of this application.

We trust that you have everything required to progress with the determination of this non-material amendment application.

In the meantime, should you have any questions or require any additional information then please do not hesitate to contact Katie Hughes (020 3486 3494) or Andrew Jackson (0203 486 3734) of this office if you wish to discuss any aspect of this application

Yours faithfully,



**Gerald Eve LLP**

khughes@geraldeve.com

Direct tel. +44 (0)20 7333 3494