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FAO: Laura Dorbeck

22 March 2022

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

Your ref: 2020/3881/P // PP-11138950

Dear Sir / Madam,

Belgrove House, Belgrove Street, London, WC1H 8AA
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 14 (Basement Engineer) 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 14 (Basement Engineer) 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 1 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.”**

This application seeks to discharge condition 14 attached to the aforementioned planning permission (ref. 2020/3881/P), which, in full, states the following:

Basement Engineer

“The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee’s responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.”

Condition Discharge

This application seeks to discharge condition 14 attached to the aforementioned planning permission (ref. 2020/3881/P). This application sets out the details in relation to basement construction monitoring to be implemented at Belgrove House.

Specifically, the submitted documentation outlines the details of a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body.

Accordingly, we enclose the relevant details in respect of providing information on the appointed basement engineer at Belgrove House, for your formal approval.

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 approval of details application form, prepared by Gerald Eve LLP; and
- Confirmation of Appointment (dated 17 March 2022), prepared by AKT II.

Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £144.00 (including the £28.00 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 Hughes (020 3486 3494) or Andrew Jackson (020 3486 3734) of this office.

Yours faithfully,



Gerald Eve LLP

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