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FAO: Laura Dorbeck

30 March 2022

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

Your ref: 2020/3881/P // PP-11138994

Dear Madam

Belgrove House, Belgrove Street, London, WC1H 8AA
Town and Country Planning Act 1990 (as amended)
Minor-Material Amendments to Planning Permission ref: 2020/3881/P

We have been instructed on behalf of our client, Eelam Properties Limited, to apply for Minor-Material Amendments to planning permission granted in respect of Belgrove House, Belgrove Street, London, WC1H 8AA (ref: 2020/3881/P, dated 1 November 2021). This application seeks approval for a series of design alterations to the internal and external of the building.

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.”

A non-material amendment application (ref: 2021/6296/P) was approved on 26 January 2021 which sought to increase the area demised to LUL at ground and basement to incorporate a retail kiosk and revised stair width.

Pre-Application Discussions

The principle of the proposals and the appropriate procedural route have been formally agreed with Officers during a pre-application meeting on 7 February 2021. Officers confirmed that the proposals were acceptable in principle and could be dealt with as a minor material amendment to the extant planning permission (ref: 2020/3881/P). It should be noted that the majority of the changes were considered non-material in nature with the exception to the changes to the south elevation. As such, the decision was made to include all changes in a single S73 application.

Local Development Framework

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 statutory development plan consists of:

- i. The London Plan (2021); and
- ii. The Camden Local Plan (2017).

The National Planning Policy Framework (2021) is a material consideration.

Proposals

This application seeks to vary the plans approved under Condition 2 of extant planning permission (LPA ref: 2020/3881/P), which was granted planning permission on 1 November 2021.

An updated drawings schedule, prepared by AHMM, highlighting which plans are to be replaced has been provided within the accompanying documents.

Since the original application was granted planning permission, the design has further developed and a number of changes have arisen that reflect the business and operational needs of the occupier. This application therefore proposes the following amendments to the planning permission (LPA ref: 2020/3881/P) to accommodate these changes. The key amendments are highlighted below:

- Internal alterations to the core layout and associated changes to the southern elevation. It is proposed to amend the main cores to meet tenant operational requirements. This change will result in design development to the south facade at levels 4 to 9.
- Alterations to the main Euston Road Entrance. The entrance design has been developed in line with landlord and tenant requirements, providing welcoming and safe access for all into the main reception area.
- Changes to the design of the laboratory glazing at levels 1–3. The arrangement of the glazing bars on the lab oriel windows has been reconsidered. An updated approach is proposed which has a stronger correlation with the structure of the building and offers significantly improved views in and out of the laboratories. The vertical elements framing the external balconies addressing Argyle Square have also been reconsidered to corresponded with the updated facade rhythm.
- Internal alterations to layout of event space at ground and lower ground floor. It is proposed to combine the two perimeter staircases linking the ground and lower-ground levels into one central staircase. The proposed design provides a more direct access route, and an improved visitor and tenant experience.

In addition to the main changes above that were discussed at the pre-application meeting, some further minor design alterations that are proposed, which include:

- Alterations to the cycle store entrance at ground floor level and alterations to the indicative public realm design;

- Lower Ground Level – alterations to the location and layout of the cycle facility and alterations to the waste management and UKPN areas;
- Basement Level – general design development;
- Levels 4 and 5 – design development of the external terraces and the façade;
- Levels 6 and 9 – design development of the double-skin façade; and
- Roof Level – Amendments to the PVs, amendments to the roof plant layout and amendments to the glazing at riser crown.

Due to the design development that has been undertaken the proposals will result in the following changes to the approved floorspace (GIA) at Belgrove House.

Land Use	Approved (sqm)	GIA	Proposed (sqm)	GIA	Net Change in GIA (sqm)
Office/Labs	24,158		24,202		+44
Retail (A1/A3)	407		425		+18
Flexible Retail and Office (A1 / B1 / A3 / A5)	462		462		0
LUL Entrance	353		333		-20
Total	25,380		25,422		+42

Further details of the proposed development can be found in the Design and Access Statement Addendum prepared by AHMM Architects.

Planning Assessment

Design

Local Plan Policy D1 seeks to ensure development respects local context and character, preserves or enhances the historic environment and heritage assets, is of sustainable and durable construction and is adaptable to different activities and land uses and comprises details and materials that are of high quality and complement the local character.

Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In order to maintain the character of Camden’s conservation areas the council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will also resist development that would cause harm to significance of a listed building through an effect on its setting or would cause harm to its special architectural and historic interest.

The proposals, as presented in the Design and Access Statement Addendum, prepared by AHMM, seek approval for minor design alterations to the internal and external of the building following further detailed design. The proposed changes to the development will further support the uses on Site and continue to be

designed to an exceptional quality. The proposed alterations will continue to satisfy the local plan policies which require exemplary design quality.

The Heritage Note prepared by The Townscape Consultancy concludes the proposed design amendments would not result in any change to the assessments of effect with respect to townscape, visual impact and built heritage, as presented in the 2020 TVIHA. The conclusions reached in the 2020 TVIHA remain unchanged and valid for the proposed amendments.

The proposals are therefore considered to comply with relevant national and local planning policy and meet the statutory tests of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

For the reasons provided above, it is proposed that the design developments put forward as part of this Section 73 application submission are considered to enhance the internal layout and external appearance of Belgrove House, whilst also remaining sympathetic to the site surroundings. The proposals are appropriate in design terms and would greatly improve the appearance and function of the Site.

Application Documentation

As part of the submission of the application on the Planning Portal, we enclose the following documents:

- A copy of this cover letter;
- Application form and notices;
- CIL Form, prepared by Gerald Eve;
- Design and Access Statement Addendum, prepared by AHMM;
- Drawing Schedule, prepared by AHMM;
- Existing and Proposed Plans, Sections and Elevations, prepared by AHMM; and
- Heritage Note, prepared by The Townscape Consultancy.

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 minor material amendment application.

In the meantime, should you have any questions, please do not hesitate to contact Katie Hughes or Andrew Jackson of this office.

Yours faithfully



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