

Application ref: 2022/1514/P
Contact: Laura Dorbeck
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Date: 20 April 2022

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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Belgrove House
Belgrove Street
London
WC1H 8AA

Proposal:

Basement engineer details required by condition 14 of planning permission ref: 2020/3881/P dated 01/11/2021 (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).

Drawing Nos: Letter from AKT II dated 17 March 2022

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting approval-

Condition 14 required details of a suitably qualified chartered engineer with membership of the appropriate professional body to be appointed to inspect,

approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration.

AKT II Ltd. have been appointed to provide structural engineering services, and will lead the structural team during the design through to the completion of the construction works. The Engineers have the relevant qualifications which comply with the requirements of the Basements CPG, including CEng and MICE.

The full impact of the proposed development has already been assessed during the determination of the original application (reference 2020/3881/P dated 01/11/2021). The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are considered sufficient to discharge condition 14 and are in accordance with policy A5 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Conditions 3 (plant noise), 4 (emergency generator details), 6 (mechanical ventilation details), 7 (ASHP details), 8 (retail plant details), 9 (detailed landscape plan), 10 (cycle parking details), 11 (design details), 15 (tree protection details), 20 (LUL entrance details), 23 (Sustainable Urban Drainage details), 24 (water supply infrastructure), 25 (living plant screen), 26 (living roof details), 27 (photovoltaic panels details), 28 (bird box details), 29 (piling method statement), 30 (air quality monitoring), 35 (waste and recycling storage), 35 (lighting strategy), 36 (whole life carbon assessment), 37 (fire statement), and 38 (secured by design details) of planning permission granted on 01/11/2021 under reference 2020/3881/P are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer