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FAO: Laura Dorbeck

25 April 2022

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

Your ref: 2020/3881/P // PP-11215608

Dear Sir / Madam,

Belgrove House, Belgrove Street, London, WC1H 8AA
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Partially Discharge Condition 15 (Protection of Trees) 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 partially discharge condition 15 (Protection of Trees) attached to planning permission: 2020/3881/P in relation to development proposals at Belgrove House, Belgrove Street, London, WC1H 8AA.

This application seeks to partially discharge the condition, in relation to the demolition phase of the development only.

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 partially discharge condition 15 attached to the aforementioned planning permission (ref. 2020/3881/P), which, in full, states the following:

Condition 15 - Protection of Trees

“Prior to any commencement of any works, an updated Arboricultural Method Statement with revised tree pruning specification with annotated photos, prepared following on- site consultation with the Council's Tree officers, demonstrating how on-site trees to be retained shall be protected during construction work, shall be submitted to and approved by the local planning authority in writing.

Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the approved drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

This application seeks to partially discharge condition 15 attached to the aforementioned planning permission (ref. 2020/3881/P). This application sets out the details in relation to the protection of trees to be implemented during the demolition phase of the development at Belgrove House.

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
- Arboricultural Method Statement - Demolition of Belgrove House, prepared by PJC Consultancy

Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £148.20 (including the £32.20 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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