

Alberto Aponte

From: Payne Ella <v_EllaPayne@tfl.gov.uk>
Sent: 30 May 2022 12:18
To: Planning Planning
Subject: 2022/1515/P, Belgrove House- TfL comments

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TfL reference: CMDN/22/8

Borough reference: 2022/1515/P

Location: Belgrove House, Belgrove Street, London, WC1H 8AA

Proposal: Variation of condition 2 (approved drawings) of planning permission 2020/3881/P granted 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'; NAMELY, minor design changes to external façade treatment and Euston Road entrance; changes to cycle store entrance at ground floor and public realm; internal alterations to layout across various floors; and changes to PVs and plant layout at roof level (summary)

Dear Sir/Madam,

Thank you for consulting TfL. With regards to the above application, TfL have the following comments:

- The site of the proposed development is on the A501, Euston Road, which forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.
- With regards to the public realm, the surrounding pavement widths must maintain a minimum of 2m in line with TfL's Streetscape guidance, and to comply with London Plan Policy T2 (Healthy Streets).
- The new proposed cycle parking entrance and configuration of cycle parking spaces are acceptable.
- The increase of the loading bay footprint is acknowledged.
- TfL have no additional comment on the changes to Euston Road entrance.

Subject to the above conditions being met, the changes to the proposal as it stands would not result in any additional risk or negative impact to the surrounding network.

Kind regards,
Ella Payne | City Planning

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