

Application ref: 2022/1919/P  
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Date: 30 June 2022

**Development Management**  
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Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

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: Pre-demolition tree protection details to partially discharge condition 15 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: Arboricultural Method Statement dated 16th March 2022 and covering letter dated 25th April 2022.

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

Informative(s):

1 Reasons for granting approval:

Condition 15 requires the submission of an updated Arboricultural Method Statement with revised tree pruning specification demonstrating how trees to be retained will be protected during construction. The details are required to be submitted for approval prior to the commencement of any works.

The applicant is seeking to partially discharge the condition and has submitted an Arboricultural Method Statement detailing how trees will be protected during the initial demolition phase of works. Updated details shall be provided to account for the remainder of the construction works at a later date to fully discharge the condition. The Council's Trees Officers have confirmed it is acceptable to partially discharge the condition in this way and that the submitted details are sufficient in demonstrating that the existing trees would be adequately protected during demolition the demolition phase.

No objections were received prior to determination. The full impact of the proposed development has already been assessed as part of the determination of the original application.

As such, the details are sufficient to partially discharge condition 15 and are in accordance with the requirements of Policies D1 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (fixed plant mechanical noise), 4 (emergency generators), 6 (mechanical ventilation), 7 (ASHP details), 8 (retail/food & drink plant details), 9 (detailed landscape plan), 10 (cycle parking), 11 (building design details), 15 (construction phase tree protection), 20 (LUL entrance design details), 23 (SUDS details), 24 (water supply infrastructure), 25 (living plant screen details), 26 (living roofs details), 27 (PV panel details), 28 (bird boxes), 29 (piling method statement), 30 (air quality monitoring), 33 (waste and recycling storage), 35 (lighting strategy), 36 (whole of life carbon), 37 (fire statement), 38 (secure by design details) of planning permission ref: 2020/3881/P granted 01/11/2021 are outstanding and require details to be submitted for approval.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer