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London Borough of Camden
Planning and Building Development
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FAO: Laura Dorbeck

23 August 2022

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

Your ref: 2020/3881/P // PP-11497663

Dear Sir / Madam,

Belgrove House, Belgrove Street, London, WC1H 8AA
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 30 (Air Quality Monitoring) of Planning Permission
Reference: 2020/3880/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 discharge Condition 30 (Air Quality Monitoring) attached to planning permission: 2020/3881/P in relation to development proposals at Belgrove House, Belgrove Street, London, WC1H 8AA

Background

Planning permission (ref. 2020/3881/P) was granted on 01 November 2021 for the:

“Redevelopment of Acorn House as a part 6, part 10 storey mixed-use building with 33 affordable homes (with external play space at level 6, a community room and terrace at level 9), affordable office space and retail unit at ground and basement level; together with cycle parking facilities and associated ancillary uses.”

A minor-material amendment application (ref. 2022/1515/P) was submitted on 06 April 2022 and is currently pending determination for the following:

“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 cafe, 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 facade 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 .”

This application seeks to discharge Condition 30 attached to the aforementioned planning permission (ref. 2020/3881/P). The original wording of the conditions states the following:

Condition 30 – Air Quality Monitoring

“No development shall take place until dust monitors have been installed in accordance with the following procedure.

Prior to installing monitors, full details of the air quality monitors shall be submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

Prior to commencement of development, evidence demonstrating that the monitors have been in place for at least 3 months prior to the proposed commencement date shall be submitted to and approved in writing by the local planning authority.

The monitors shall be retained and maintained on site for the duration of the development's construction phase in accordance with the details thus approved.”

As per the requirements set out in Condition 30, full details of the location, number and specification of the air quality monitors to be installed was formally agreed with Camden by email.

The submitted documentation provides evidence that the monitors have been in place for three months, as per the requirements set out in of Condition 30. Monitoring on-site took place during the months of May, June and July 2022 and the data captured and results can be found in the submitted reports. Accordingly, we enclose the relevant details in respect of air quality monitoring at Belgrove House for your formal approval.

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 Application Form, prepared by Gerald Eve LLP;
- Covering Letter (this document), prepared by Gerald Eve LLP;
- Construction Dust Monitoring Report: May 2022, prepared by Air Quality Consultants;
- Construction Dust Monitoring Report: June 2022, prepared by Air Quality Consultants; and
- Construction Dust Monitoring Report: July 2022, prepared by Air Quality Consultants.

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 Harry Howat (020 3486 3724) of this office.

Yours faithfully,



Gerald Eve LLP

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