

Application ref: 2022/3644/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 8 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Gerald Eve LLP
One Filtzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Belgrove House
Belgrove Street
London
Camden
WC1H 8AA**

Proposal:

Air quality monitoring details required by condition 30 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: Baseline Construction Dust Monitoring Reports by Air Quality Consultants Ltd. dated 27 May 2022, 30 June 2022 and 16 August 2022, and cover letter by Gerald Eve dated 23 August 2022.

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

Informative(s):

1 Reasons for granting approval

Condition 30 required full details of air quality monitors and evidence demonstrating that they have been in place for at least 3 months prior to the proposed commencement date.

Details of the monitors have been submitted including 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. Three months of monitoring reports have also been provided.

The details have been reviewed by the Council's Air Quality Officer who confirms the submitted details satisfy the requirements of condition 30 and that it can now be discharged.

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 submitted details are sufficient to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1, A4 and CC4 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), 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 be 'DRP', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer