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London Borough of Camden  
Planning and Building Development  
5 Pancras Square  
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**FAO: Laura Dorbeck**

26 September 2022

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

**Your ref: 2020/3881/P // PP-11499648**

Dear Sir / Madam,

**Belgrove House, Belgrove Street, London, WC1H 8AA**  
**Town and Country Planning Act 1990 (as amended) – Section 96A**  
**Application for Non-Material Amendment**

We write on behalf of our client, Eelam Properties Limited, to submit an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990 to secure approval for a non-material amendment to the planning permission ref. 2020/3881/P (as amended by 2021/6296/P) at Belgrove House, Belgrove Street, London, WC1H 8AA (The 'Site')

Section 96A empowers local planning authorities to make changes to planning permissions where they are satisfied that the change is non-material. There is no statutory definition of what non-material and Planning Practice Guidance explains that this is because it will depend on the context of the overall scheme in any given case. It is contended that these are an entirely non-material change in the context of the approved scheme.

### **Background**

Planning permission (ref. 2020/3881/P) was granted on 01 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.”**

On 24 January 2022, a non-material amendment application (ref. 2021/6296/P) was approved for the increase of the area demised to LUL at ground and basement level to incorporate a retail kiosk and revisions to the stair width.

### **The Proposals**

This application seeks to amend planning permission ref. 2020/3881/P for:

**“Amendments to planning permission ref. 2020/3881/P (as amended by 2021/6296/P) at Belgrove House, WC1H 8AA; NAMELY omission of unregistered land parcel.”**

The submitted documentation outlines the details of the non-material amendment. Following title investigations, an unregistered land parcel has been identified for removal. The proposal leaves in situ a portion of the existing subway structure with the passageway chamfered into the new entrance to allow for improved line of sight. In addition, this avoids the requirement for a considerable closure of Belgrove Street to undertake the construction of the widened area. Extensive consultation has been undertaken with London Underground who have given the works’ full approval. Accordingly, we enclose the relevant details in respect of the omission of the unregistered land parcel for the non-material amendment 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:

- Application Form, prepared by Gerald Eve LLP;
- Covering Letter (this document), prepared by Gerald Eve LLP; and
- Approved, Proposed and Clouded Red Line Boundary (dwg no. 17002\_P\_A\_00\_P001), prepared by AHMM Architects.
- Approved, Proposed and Clouded Lower Ground Floor Plan (dwg no. 17002\_P\_A\_00\_P099), prepared by AHMM Architects.
- Approved, Proposed and Clouded Ground Floor Plan (dwg no. 17002\_P\_A\_00\_P100), prepared by AHMM Architects.

**Summary**

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £234.00 (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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