

Application ref: 2022/4139/P  
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Date: 21 October 2022

**Development Management**  
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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)

### **Grant of Non-Material Amendments to planning permission**

Address:

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

Proposal: Non-material amendment (omission of unregistered land parcel and narrowing of underground passageway) to planning permission ref: 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'

Drawing Nos: Superseded drawings: P001 Redline Boundary revP03, P099 Lower Ground Floor revP04, P100 Ground Floor revP04.

Amended drawings: P001 Redline Boundary revP06, P099 Lower Ground Floor revP07, P100 Ground Floor revP07.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission

2020/3881/P shall be replaced with the following condition:

## REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings. Prefix 17002\_(01)\_: P000, Site Location Plan revP01, P001 Redline Plan - Existing revP01, P099 Basement Floor Plan revP01, P100 Ground Floor Plan revP01, P101 First Floor Plan revP01, P102 Second Floor Plan revP01, P103 Roof Plan revP01, P200 North Elevation revP01, P201 East Elevation revP01, P202 South Elevation revP01, P203 West Elevation revP01, P300 East Section revP01, P301 South Section revP01.

Demolition Drawings. Prefix 17002\_(12)\_: P099 Basement Floor revP01, P100 Ground Floor revP01, P101 First Floor revP01, P102 Second Floor revP01, P103 Roof Floor revP01.

Proposed drawings. Prefix 17002\_(00)\_ : P000 Site Location Plan revP03, P001 Redline Boundary revP06, P002 Ground Floor Plan Redline Boundary revP03, P098 Basement revP02, P099 Lower Ground Floor revP07, P100 Ground Floor revP07, P101 First Floor revP02, P102 Second Floor revP02, P103 Third Floor revP02, P104 Fourth Floor revP02, P105 Fifth Floor revP02, P106 Sixth Floor revP02, P107 Seventh Floor revP02, P108 Eighth Floor revP02, P109 Ninth Floor revP02, P110 Tenth Floor revP03, P111 Roof revP03, P200 North Elevation revP03, P201 East Elevation revP02, P202 South Elevation revP02, P203 West Elevation revP02, P204 North Context Elevation revP02, P205 East Context Elevation revP02, P206 South Context Elevation revP02, P300 Long Section revP03, P301 Short Section N 1 revP04, P302 Short Section N 2 revP03, P303 Context Long Section revP03, P304 Context Short Section N.2 revP03, P305 Context Short Section N.4 revP03.

Landscape drawings Prefix 667.02.: 02 Levels 1-3, 03 Level 4, 04 Level 5, 05 Levels 6-9, 06 Levels 10-11, 12 Green facade level 6-9,

Air Quality Assessment J3902A/1/F3 06/08/20 by Air Quality Consultants (AQC); Arboricultural Impact Assessment, PJC ref: 5494/20/02 10/08/20 by PJC Consulting; Archaeological desk based assessment Issue5 MOLA code: P20-116, dated 18/08/20 by MOLA; Basement Impact Assessment (BIA) rev 04, (dated 7th Dec 2020) by AKT II; Contaminated Land Assessment : STS5053-G01 rev O July 2020 by Soiltechnics; Daylight and sunlight report 23/07/20 by EB7; Design and Access Statement Version no\_P1 19/08/20 by AHMM; Detailed Circular Economy Statement, Revision 2A, 15.08.20 by Atelier 10; Delivery and Servicing Plan Nov 2020 November 2020 by TTP; Drainage Strategy Report 4259 with revised appendices rev01 30/10/20 by AKTII; Energy and Sustainability Statement (including BREEAM pre-assessment and Whole Life Carbon overview) rev 2A 14/08/20 by Atelier 10; External lighting assessment Revision 01 19/08/20 by Atelier 10; Flood Risk Assessment rev 01 30/10/20 by AKTII; Noise and vibration planning report 19372-R03-C 19/08/20 by Sandy Brown; Operational Waste Management Strategy Final Issue August 2020 by Waterman; Preliminary Arboricultural Method Statement PJC ref: 5494/20/03 Rev 10/08/20 by PJC Consulting; Regeneration Statement and Employment Skills Strategy August 2020 by Volterra; Preliminary Ecological Appraisal PJC ref: 4194E/19 19/08/20 by PJC

Consulting; Transient overshadowing details ref 0387\_R30\_TS01 19/11/2020 by eb7; Transport Note on Trip Distribution and London Underground Assessment N06-EC-Transport Note (201210) 2019-2951 08/01/21 by TTP; Tree pruning letter dated 02/12/20 from PJC Consultancy; Wind Impact Assessment Job number 277345-00 Issue2 09/12/2020 by Arup.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval

Permission is sought to make a minor amendment to the layout of the underground passageway serving the London Underground. Following title investigations, an unregistered land parcel has been identified, and the proposed alterations to the location of the passageway would allow for the removal of the unregistered land from the proposals. The amendment leaves in situ a portion of the existing subway structure with the passageway chamfered into the new entrance. A small portion of the passageway (a length of 6.2m) would see a maximum reduction in width of 3.3m; however, the walkway would still be sufficiently wide to allow throughflow of pedestrians.

The proposed amendments were prepared with the approval of London Underground, and when consulted by the Council they confirmed that they had no comment to make and that the developer should continue to work with TfL engineers so as to minimise risk to railway operations.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not change the application site area or increase the height of the building; do not result in changes to external details that would materially compromise the overall design of the building or materially impact on the character and appearance of the adjacent Conservation Area; do not materially change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; and do not materially impact on any neighbours or other statutory and non-statutory bodies.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken, and no responses were received prior to determination.

The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the approved scheme granted on 01/11/2021 under reference 2020/3881/P.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 01/11/2021 under reference number 2020/3881/P and is bound by all the conditions and obligations attached to that

permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer

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