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

09 March 2023

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

Your ref: 2020/3881/P // PP- 12002298

Dear Sir / Madam,

Belgrove House, Belgrove Street, London, WC1H 8AA
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Partially Discharge Condition 15 (Protection of Trees) of Planning
Permission Reference: 2020/3881/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 part-discharge Condition 15 (Tree Protection) 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 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 26 July 2022, a non-material amendment application (ref. 2021/6296/P) was approved for the following:

“Amendments to planning permission ref. 2020/3881/P at Belgrove House, NAMELY to increase the area demised to LUL at ground and basement to incorporate a retail kiosk and revised stair width.”

On 30 September 2022, a further non-material amendment application (ref. 2022/4139/P) was approved for the following:

“Amendments to planning permission ref. 2020/3881/P at Belgrove House, NAMELY the omission of unregistered land parcel and narrowing of underground passageway.”

On 14 April 2022, a Section 73 application (ref. 2022/1515/P) was submitted and is currently pending determination for the following:

“Variation of Condition 2 (Approved Drawings) of planning permission 2020/3881/P at Belgrove House, 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 partially discharge Condition 15 attached to the aforementioned planning permission (ref. 2020/3881/P). The original wording of the conditions states the following:

Condition 15 – Tree Protection

“Prior to any commencement of any works, an updated Arboricultural Method Statement with revised tree pruning specification with annotated photos, prepared following on- site consultation with the Council's Tree officers, demonstrating how on-site trees to be retained shall be protected during construction work, shall be submitted to and approved by the local planning authority in writing.

Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the approved drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.”

On 09 May 2022, Condition 15 was partially discharged (ref. 2022/1919/P) relating to the protection of trees during the demolition phase of the development. This application is therefore seeking to fully discharge Condition 15 by providing details in relation to the demolition phase of the development.

The submitted documentation, prepared by PJC, provides details of pruning works that are required to trees adjacent to the site in order to facilitate construction works at Belgrove House. In addition to this, facilitation pruning to trees along the preferred high-sided vehicular access route adjacent to Argyle Square is also provided.

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; and
- Belgrove House: Detailed Arboricultural Pruning Specification, prepared by PJC.

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,



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