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FAO: Kate Henry

Our ref: ANE/SAV/KVA/U0005835

Your ref: 2021/4720/P / PP-12020624

16 March 2023

Dear Sir / Madam

St Pancras Commercial Centre, 63 Pratt Street, Camden, London, NW1 0BY
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 20 of Planning Permission Reference: 2021/4720/P

On behalf of our client, Camden Property Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to discharge Condition 20 attached to planning permission: 2021/4720/P in relation to development proposals at St Pancras Commercial Centre.

Background

Planning permission (ref. 2019/4201/P) was originally granted for the:

“Demolition of existing buildings (Class B1c/B8); erection of 3x buildings ranging in height from 5 to 7 storeys above ground and a single basement level comprising a mixed use development of light industrial floorspace (Class B1c/B8), office floorspace (Class B1), 33x self-contained dwellings (Class C3), flexible retail floorspace (Class A1/A3); associated access and servicing, public realm, landscaping, vehicular and cycle parking, bin storage and other ancillary and associated works” in December 2020.

Subsequently, planning permission (ref. 2021/4720/P) was granted for the:

“Variation of conditions 2 (approved plans), 9 (externally mounted fittings) and 15 (cycle storage) of planning permission 2019/4201/P, dated 24/12/2020 (as amended by approval 2021/3447/P, dated 18/08/2021) (for: Demolition of existing buildings and erection of new buildings to re-provide light industrial floorspace, provision of office space, self-contained dwellings, flexible retail space, associated access and servicing, public realm, landscaping, vehicular and cycle parking, bin storage and other ancillary and associated works), namely to allow changes at 6th and 7th floor levels of the office building to accommodate plant and additional amenity space; to allow installation of lighting to the residential balconies and entrances and to the retail unit; and to update the conditioned cycle parking requirements” in March 2022.

Condition Discharge

This approval of details application seeks to discharge Condition 20 attached to the most recent planning permission (ref. 2021/4720/P), which, in full, states the following:

Condition 20 - Bird and Bat Boxes

“Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.”

A Proposed Habitat Boxes Plan, prepared by JCLA, has been submitted in support of this application. The Plan indicates the location of the three different types of habitat boxes as well as details of the boxes.

The Plan also indicates which species are to be accommodated within the boxes, such as Sparrows, Great, Blue, Marsh, Coal and Crested Tits, Redstarts, Nuthatches, Collard and Pied Flycatchers, Tree and House Sparrows as well as bees.

The Ecology Report dated August 2019, prepared by The Ecology Consultancy, that was approved as part of the original application (ref. 2019/4201/P) stated within the protected species assessment that the Site has negligible potential to support roosting bats. As such, the provision of bat boxes is considered inappropriate for the Site.

Accordingly, we enclose the relevant details, 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 Condition 20:

- Completed approval of details application form (ref. PP-12020624) (dated 16 March 2023) prepared by Gerald Eve LLP; and
- Proposed Habitat Boxes Plan, prepared by JCLA.

Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-12020624). 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 Sam Avis (020 3486 3524) or Kris Vasili (0738 540 9542) of this office.

Yours faithfully,

Gerald Eve LLP

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Enc. As above via the Planning Portal