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London Borough of Camden  
Planning and Building Development  
5 Pancras Square  
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**FAO: Kate Henry**

**Our ref: ANE/SAV/KVA/U0005835**

**Your ref: 2021/4720/P / PP-12141796**

15 May 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 14 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 14 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 14 attached to the most recent planning permission (ref. 2021/4720/P), which, in full, states the following:

#### Condition 14 - Cycle Storage Areas

**“Before the relevant uses commence, details of secure and covered cycle storage areas for the individual retail (5 spaces) and light industrial units (15 spaces) shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any relevant units, and permanently retained thereafter.”**

The documents submitted in support of this application provide details of the secure and covered cycle storage areas for both the retail and light industrial units, as required by condition 14.

The Proposed Ground Floor General Arrangement Plan shows that there is an overprovision of both the individual retail unit requirements and light industrial units. The individual retail unit provision is 6 cycle parking spaces and the light industrial units provision is 18 cycle parking spaces.

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 14:


- Completed approval of details application form (ref. PP-12141796) (dated 15 May 2023) prepared by Gerald Eve LLP;
- Ground Floor General Arrangement Plan, prepared by Caruso St John Architects; and
- Cycle Stand Technical Specifications, prepared by Velopa Autopa.

### Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-12141796). The requisite approval of details application fee of £180 (including the £64 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 Aviss (020 3486 3524) or Kris Vasili (0738 540 9542) of this office.

Yours faithfully,



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Enc. As above via the Planning Portal