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London Borough of Camden
Planning and Building Development
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FAO: Kate Henry

Our ref: ANE/SAV/KVA/U0005835

Your ref: 2021/4720/P / PP-12164496

22 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 Partially Discharge Condition 6 and Condition 7 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 partially discharge Condition 6 and Condition 7 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 partially discharge Condition 6 and Condition 7 attached to the most recent planning permission (ref. 2021/4720/P), which, in full, states the following:

Condition 6 - Building Regulations Part M4 (2)

“Units M_01_01, M_01_02, M_01_03, M_01_05, A_01_01, A_01_02, A_01_03, M_02_01, M_02_02, M_02_03, M_02_04, M_02_05, A_02_01, A_02_02, A_02_03, M_03_01, M_03_02, M_03_03, M_03_04, M_03_05, A_03_01, A_03_02, A_03_03, M_04_01, M_04_02, M_04_03, M_04_04, A_04_01, A_04_02, A_04_03 and A_05_01, as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.”

Condition 7 - Building Regulations Part M4 (3)

“Units M_01_02 and A_05_02, as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.”

This application seeks to partially discharge Conditions 6 and 7 and provide details relating to the affordable units only.

For the avoidance of doubt, in respect of Condition 6, this application seeks to discharge details of units A_01_01, A_01_02, A_01_03, A_02_01, A_02_02, A_02_03, A_03_01, A_03_02, A_03_03, A_04_01, A_04_02, A_04_03 and A_05_01 only.

In respect of Condition 7, this application seeks to discharge details of unit A_05_02 only.

The Accessible Affordable Dwellings Report, prepared by Caruso St John Architects, provides evidence of how the affordable housing units have been designed and will be constructed in accordance with both Building Regulations Part M4 (2) and Building Regulations Part M4 (3), as required by Conditions 6 and 7 respectively.

If considered necessary, Officers can carry out a site visit to view the units as constructed.

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 partially discharge Condition 6 and Condition 7:

- Completed approval of details application form (ref. PP-12164496) (dated 22 May 2023) prepared by Gerald Eve LLP; and
- Accessible Affordable Dwellings Report, prepared by Caruso St John Architects

Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-12164496). 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