

Application ref: 2023/1993/P  
Contact: Kate Henry  
Tel: 020 7974 3794  
Email: [Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)  
Date: 23 August 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**St Pancras Commercial Centre**  
**63 Pratt Street**  
**London**  
**NW1 0BY**

#### **Proposal:**

Cycle storage details for retail and light industrial floorspace required by condition 14 of planning permission 2021/4720/P, dated 13/04/2022 (which itself amended planning permission 2019/4201/P, dated 24/12/2020) (for: demolition and redevelopment to provide mixed use development of light industrial floorspace, office floorspace, flexible retail floorspace, self-contained dwellings, associated works etc.)

Drawing Nos: Cover letter, dated 15/05/2023 (Gerald Eve); 477-CSJ-00-GF-FP-A-3102-D2-C10; Sheffield Stand specification.

The Council has considered your application and decided to grant permission.

#### **Informative(s):**

##### **1 Reasons for granting**

This application seeks to discharge condition 14 of planning permission reference 2021/4720/P, dated 13/04/2022, which relates to cycle storage at the retail and light industrial floorspace approved by the original permission. The

condition requires 5 spaces to serve the retail units and 15 spaces to serve the light industrial units.

The plan provided illustrates 6 spaces for the retail units and 16 for the light industrial units, which exceeds the requirement of the condition and is therefore acceptable. The Council's Transport Officer has reviewed the details and is satisfied that the details are acceptable to provide adequate cycle parking facilities.

The proposed development is in general accordance with Policy T1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6 [Building Regs Part M4 (2)]; 7 [Building Regs Part M4 (3)] and 12 (Replacement trees); of planning permission 2021/4720/P, dated 13/04/2022, are outstanding and require details to be submitted and approved.

Details for conditions 6 and 7 have been provided pursuant to application references 2023/2094/P and 2023/2095/P, which are pending determination.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer