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London Borough of Camden
Planning and Building Development
5 Pancras Square
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For the Attention of: Kate Henry

Our Ref: ANE/SAV/KVA/U0005835

Your Ref: PP-12609947

27 November 2023

Dear Kate,

St Pancras Commercial Centre 63 Pratt Street, Camden, London, NW1 0BY
Non-Material Amendment Application, Town and Country Planning Act 1990 (as amended)

On behalf of our Client, Camden Property Holdings Limited, we write to enclose an application for a Non-Material Amendment (NMA) under Section 96A of the Town and Country Planning Act 1990 (as amended) for amendments to planning permission ref. 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.

Non-Material Amendment

This application follows discussions with Case Officer Kate Henry in respect of conditions 6 and 7 attached to planning permission reference: 2021/4720/P. The application seeks to amend the wording of conditions 6 and 7 to omit the need to provide evidence of compliance with Building Regulations part M4(2) and M4(3), in line with Camden Council’s current position in respect of Building Regulations and planning conditions. This approach was informally agreed in writing with Kate Henry on 15 November 2023.

As such, planning permission under Section 96A of the Town and Country Planning Act 1990 (as amended) is therefore sought for:

“Non-material amendment to planning permission 2021/4720/P, dated 13/04/2022 2022 (which itself amended planning permission 2019/4201/P, dated 24/12/2020) (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 amend conditions 6 and 7 (Details of wheelchair accessible and adaptable units – market and affordable) to omit the need to provide evidence of compliance”.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation:


- Completed Approval of Details Application Form (ref. PP-12609947) (dated 27 November 2023) prepared by Gerald Eve LLP; and
- Site Location Plan, prepared by Caruso St John Architects

Summary

This non-material amendment application has been submitted via the Planning Portal (ref. PP-12609947). The requisite application fee of £234.00 (plus 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 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,



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Enc. As above via the Planning Porta