

Application ref: 2023/5070/P
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Date: 1 December 2023

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

St Pancras Commercial Centre
63 Pratt Street
London
NW1 0BY

Proposal: Non-material amendment to wording of conditions 6 and 7 (Details of wheelchair accessible and adaptable units - market and affordable) of 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 omit the need to provide evidence of compliance

Drawing Nos: Cover letter (Gerald Eve), dated 27/11/2023.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purpose of this decision, condition 6 of planning permission 2021/4720/P, dated 13/04/2022 2022, shall be replaced with the following condition:

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).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

For the purpose of this decision, condition 7 of planning permission 2021/4720/P, dated 13/04/2022 2022, shall be replaced with the following condition:

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).

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy H6 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting

This application seeks to amend the wording of conditions 6 and 7 attached to planning permission 2021/4720/P, dated 13/04/2022. The conditions relate to the requirement for specified units to be designed and constructed in accordance with Building Regulations Part M4 (2) (condition 6) or M4 (3) (condition 7) and require evidence to be provided to demonstrate the compliance. It is proposed to alter the wording to omit the need to provide evidence of compliance (i.e. the conditions would just be compliance conditions).

Separate applications were submitted to discharge conditions 6 and 7 (references 2023/2094/P and 2023/2095/P). Floorplans were provided to illustrate compliance; however, these do not in themselves demonstrate compliance as this can only be achieved through a Building Control Completion Certificate. As such, these applications cannot yet be determined.

Insofar as the Building Control Completion Certificate will demonstrate compliance, once the units are completed, there is no need for evidence to be provided as a requirement of a condition. The proposed change to the wording of the conditions would have no effect on the completed development as the specified units will still need to comply with the relevant Building Regulations Part M4 requirements.

The full impact of the proposed development has already been assessed by virtue of the original planning permission (as amended). The proposed amendments are considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

2 You are advised that this decision relates only to the changes set out in the

description and shall only be read in the context of the substantive planning permission 2021/4720/P, dated 13/04/2022 2022 (which itself amended planning permission 2019/4201/P, dated 24/12/2020), and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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