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London Borough of Camden  
Planning and Building Development  
5 Pancras Square  
King's Cross London  
N1C 4AG

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

**Your ref: 2021/4720/P / PP-13095535**

30 May 2024

Dear Sir or 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 10 (Landscaping) and Condition 12 (Tree Planting) of Planning Permission Reference:**  
**2021/4720/P**

On behalf of our client, Camden Property Holdings Limited (i.e. the Applicant), we write to enclose an application for the approval of details required by condition, in order to partially discharge Condition 10 (Hard and Soft Landscaping) and Condition 12 (Replacement Tree Planting) attached to Planning Permission Reference: 2021/4720/P in relation to development proposals at St Pancras Commercial Centre.

#### **Background**

Planning permission (ref. 2019/4201/P) was granted on 24 December 2020 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"** on 24 December 2020.

Subsequently, planning permission (ref. 2021/4720/P) was granted on 13 April 2022 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"**

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An approval of details application (ref. 2022/0861/P) for hard and soft landscaping for the areas within the Applicant's ownership were approved on 20 April 2022.

#### **Condition Discharge**

This approval of details application seeks to partially discharge Condition 10 and 12 attached to the most recent planning permission (ref. 2021/4720/P), which, in full, states the following:

#### **Condition 10 (Hard and Soft Landscaping)**

**"Prior to the commencement of above-ground works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."**

#### **Condition 12 (Replacement Tree Planting)**

**"Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing. Fruiting species shall be included in the proposed mix of replacement trees."**

This application is accompanied by supporting drawing that have been prepared by the Landscape Architect JCLA. As required by Conditions 10 and 12, the supporting drawings detail the proposed hard and soft landscaping and replacement tree planting to be implemented at the Site.

The Contractor and Design Team have engaged in informal pre-application discussions with Camden Council's Highways Department who are responsible for designing and delivering the highways works in and around the Site. It is important to note that the submitted details are based on the principles that were approved under the original permission (ref. 2019/4201/P) to redevelop the Site, and also those that are currently understood to be incorporated into the highways design of Camden Council's Highways Department and which they are seeking to deliver.

Any changes to the proposed hard and soft landscaping and replacement tree planting in these areas, as a result of the highways works that Camden Council's Highways Department are seeking to implement, will be incorporated into an updated set of plans once they are known and which will either be substituted for addition to the existing discharge record, or through the re-discharge of Conditions 10 and 12. Please note that Gerald Eve have also held informal discussions with Camden Council's Planning Department, who advised that they will not enforce against non-compliance with Conditions 10 and 12 until a finalised highways design has been provided by the Camden Council Highways Department.

According, we enclose below 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 10 and 12.

- Completed approval of details application form (ref. PP-13095535) (dated 30 May 2024) prepared by Gerald Eve LLP;
- Proposed Drawings and Drawing Register showing details of hard and soft landscaping and replacement tree planting, prepared by Jonathan Cook Landscape Architects; and
- Proposed Design Level Details, prepared by Caruso St John Architects.

This approval of details application has been submitted via the Planning Portal (ref.PP-13095535). The requisite approval of details application fee of £215 (including the £70 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 Avis [REDACTED] or Belinda Neilson [REDACTED] of this office.

Yours sincerely,

[REDACTED]