

Application ref: 2024/2254/P
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Date: 10 September 2024

Development Management
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Gerald Eve
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:

Details submitted in relation to condition 10 (Hard and Soft Landscaping) and Condition 12 (Replacement Tree Planting) of planning permission 2021/4720/P dated 13/04/2022 (which was an amendment of planning permission 2019/4201/P dated 24/12/2020) for: 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.

Drawing Nos: SP108-JCLA-DR-L-12-01 T2, SP108-JCLA-DR-L-10-01, SP108-JCLA-DR-L-10-02 T1, SP108-JCLA-DR-L-10-03 T1, SP108-JCLA-DR-L-10-04 T1, 477_CSJ_00_GF_FP_A_4020_S1_C13, St Pancras Soft Landscaping Management and Maintenance Schedule.

The Council has considered your application and decided to approve the submitted details.

Informative(s):

1 Reasons for granting approval:

The submitted details in regard to hard and soft landscaping and replacement tree planting, are considered to be acceptable in regard to discharge of conditions 10 and 12 of planting application 2021/4720/P dated 13/04/2022 (which was an amendment of planning permission 2019/4201/P, dated 24/12/2020).

It is noted that an approval of details application (ref. 2022/0861/P) for hard and soft landscaping for the areas within the applicant's ownership was approved on 20 April 2022. This application proposes a scheme for the remaining unbuilt areas within the application red line. Notwithstanding this approval, which for planning purposes would discharge condition 10 and 12, we have considered that all landscape works shown within the Camden adopted areas of the public realm are indicative only and may be subject to redesign at a later stage as necessary by Camden Highways Officers.

Revisions have been made to the proposal in terms of tree species and spacing as requested by the Council.

A sub-contractor has been appointed to oversee the planting and ongoing maintenance of the trees in these areas for the first year in line with the Soft Landscaping Management and Maintenance Schedule.

The full impact of the proposed development has already been assessed during the determination of the original application.

Accordingly the proposed details are in general accordance with policies A1, A2, A3 and D1 of the London Borough of Camden Local Plan 2017 and satisfy the requirements of conditions 10 and 12.

- 2 You are advised that all conditions relating to planning permission granted on 2021/4720/P dated 13/04/2022 (which was an amendment of planning permission 2019/4201/P, dated 24/12/2020) which need details to be submitted have been approved, as previous conditions 6 (wheelchair accessible units) and 7 (wheelchair accessible units) were amended to compliance conditions via NMA permission 2023/5070/P dated 01/12/2023.
- 3 This approval is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need for all works within the Council-adopted areas of public realm to be implemented in conjunction with the Highway Authority's agreement and any re-design which that should entail. (Contact the Council's Engineering Service Network Management Team, 5 Pancras Square, N1C 4AG, tel: 020 7974 4444) or email highwayengineering@camden.gov.uk.)

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer