

St Pancras Commercial Centre  
Covering Letter August 2019



# GERALDEVE

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**FAO: Kate Henry / Alex Bushell**

09 August 2019

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

**Your ref: PP-08060006**

Dear Sir / Madam,

**St Pancras Commercial Centre, 63 Pratt Street, Camden, London, NW1 0BY**  
**Application for Planning Permission, Town and Country Planning Act 1990 (as amended)**

We write on behalf of our client, Camden Property Holdings Limited, to submit an application for planning permission in respect of St Pancras Commercial Centre (hereafter referred to as 'the site').

### **The Site**

The application site is located in the London Borough of Camden ('LBC') and is bound by Pratt Street (to the south), Georgiana Street (to the north), Royal College Street (to the West) and St Pancras Way (to the east) and covers an area of 0.49 hectares (4,909 sqm).

The existing buildings comprise 12 industrial units which are serviced by a central access road running north, and were constructed in the 1980's. These existing post-war buildings are predominantly made up of a brown brick façade with red cladding above and are used for light industrial (Class B1(c)) and storage and distribution (Class B8) purposes.

The site does not fall within any designations and as existing forms a dilapidated and bleak commercial site that is in need of redevelopment to reflect its strategic location between King's Cross and St Pancras and Camden Town which is characterised by its changing context and opportunity for regeneration.

### **Proposed Development**

The proposals have been subject to extensive pre-application consultation with LBC Officers, amenity groups, third parties and local residents and stakeholders, as documented in the Statement of Community Involvement submitted with the application. The proposals have evolved throughout the consultation process to address comments raised.

Accordingly, this application seeks planning permission for the following development:

**“Demolition of the existing buildings (Class B1c/B8) and erection of 3 buildings ranging in height from five to seven storeys above ground and a single basement level comprising a mixed use development of light industrial floorspace (Class B1c/B8), office floorspace (Class B1), 32 residential units (Class C3), flexible retail floorspace (Class A1/A3) together with associated access and servicing, public realm, landscaping, vehicular and cycle parking, bin storage and other ancillary and associated works”.**

The evolution of the design, comprehensive design details of the specific proposals and an accompanying planning policy assessment are outlined within the Planning Statement and the Design and Access Statement submitted with this application for planning permission.

### **Application Documentation**

In accordance with the validation requirements of LBC and as agreed with Officers during pre-application discussions, the following documents have been submitted via the Planning Portal (Ref. PP-08060006):

- Affordable Housing Statement, prepared by Gerald Eve LLP;
- Air Quality Assessment, prepared by Air Quality Consultants;
- Application Drawings (including Site Location Plan), prepared by Caruso St John LLP;
- Arboricultural Impact Assessment Report, prepared by Tim Moya Associates;
- Archaeological Assessment, prepared by Archaeology Collective;
- Basement Impact Assessment (including Structural Report), prepared by AKT;
- Completed CIL additional information form, prepared by Gerald Eve LLP;
- Completed planning application form, prepared by Gerald Eve LLP;
- Construction Environment Management Plan, prepared by Blackburn & Co;
- Contaminated Land Assessment, prepared by Soiltechnics;
- Daylight and Sunlight Assessment, prepared by Point 2 Surveyors;
- Delivery and Servicing Management Plan, prepared by Urban Flow;
- Design and Access Statement (including Access Statement), prepared by Caruso St John LLP;
- Ecology Report. Prepared by the Ecology Consultancy;
- Flood Risk Assessment, prepared by AKT;
- Landscape Drawings (and associated Statement), prepared by Jonathan Cook Landscape Architects Ltd;
- Noise, Vibration and Ventilation Assessment (including Noise Impact and Sound Insulation Assessment), prepared by Hann Tucker Associates;
- Planning Statement, prepared by Gerald Eve LLP;
- Statement of Community Engagement, prepared by London Communications Agency;
- Sustainability and Energy Statement (including BREEAM and SuDS), prepared by Norman Disney Young;
- Townscape, Visual Impact and Heritage Assessment, prepared by Peter Stewart Consultancy;
- Transport Assessment (including Travel Plan), prepared by Urban Flow; and
- Tree Survey, prepared by Tim Moya Associates.

### **Application Payment**

The requisite planning application fee of £70,211.00 (plus a £20.83 (+ VAT) Planning Portal admin fee) has been made by the applicant concurrent to this application and will follow in due course.

### **Summary**

We look forward to confirmation of receipt and validation of this planning application in due course. In the meantime, please contact Alex Neal (020 7333 6301) or Sam Avis (0203 486 3524) of this office if you have any queries.

Yours faithfully,

GERALD EVE LLP

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