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FAO: Elaine Quigley

15 January 2021

Our ref: LJW/ANE/SAV/U0005835

Your ref: 2019/4201/P / PP-09421873

Dear Sir / 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 Discharge Condition 27 (Basement Construction Monitoring) of Planning Permission Reference: 2019/4201/P

On behalf of our client, Camden Property Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to discharge condition 27 (Basement Construction Monitoring) attached to planning permission: 2019/3138/P in relation to development proposals at St Pancras Commercial Centre.

Background

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

This application seeks to discharge condition 27 attached to the aforementioned planning permission (ref. 2019/4201/P), which, in full, states the following:

Basement Construction Monitoring

"The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works."

Condition Discharge

This application seeks to discharge condition 27 attached to the aforementioned planning permission (ref. 2019/4201/P). This application sets out the details in relation to basement construction monitoring to be implemented at St Pancras Commercial Centre.

Specifically, the submitted documentation outlines the details of the suitably qualified chartered engineer with membership of the appropriate professional body, who has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design and which has been checked and approved by a building control body.

Further details including the appointment of the basement design consultant are outlined in the accompanying appointment contract document, prepared by Taylor Wessing, and which is submitted in support of this approval of details application.

Accordingly, we enclose the relevant details in respect of providing information on basement construction monitoring at St Pancras Commercial Centre, for your formal approval.

Application Documentation

The relevant documentation comprising details of the basement construction monitoring to be implemented at St Pancras Commercial Centre is set out in the material submitted in support of this approval of details application to discharge condition 27.

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

- Completed approval of details application form (ref. PP-09421873) (dated 15 January 2021), prepared by Gerald Eve LLP; and
- Appointment Contract for Basement Design Consultant (dated 07 November 2019), prepared by Taylor Wessing.

Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-09421873). The requisite approval of details application fee of £141.00 (including the £25.00 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 Aviss (020 3486 3524) of this office.

Yours faithfully,



Gerald Eve LLP

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Enc. As above via the Planning Portal