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**FAO: Elaine Quigley**

17 March 2021

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

**Your ref: 2019/4201/P / PP-09634979**

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 24 (Piling Method Statement) 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 24 (Piling Method Statement) 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 24 attached to the aforementioned planning permission (ref. 2019/4201/P), which, in full, states the following:

### **Piling Method Statement**

**“No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”**

## Condition Discharge

This application seeks to discharge condition 24 attached to the aforementioned planning permission (ref. 2019/4201/P). This application sets out the details in relation to the piling method statement for St Pancras Commercial Centre.

Specifically, the submitted documentation outlines the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works.

Accordingly, we enclose the relevant details in respect of providing information on the Piling Method Statement to be implemented at St Pancras Commercial Centre, for your formal approval.

## Application Documentation

The relevant documentation comprising details of the Piling Method Statement 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 24.

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-09634979) (dated 17 March 2021) prepared by Gerald Eve LLP; and
- Piling Method Statement (N.D), produced by John F Hunt.

## Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-09634979). 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) or Kris Vasili (0738 540 9542) of this office.

Yours faithfully,



## Gerald Eve LLP

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Enc. As above via the Planning Portal