

Application ref: 2021/0308/P  
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Date: 12 April 2021

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
72  
Welbeck Street  
London  
W1G 0AY  
United Kingdom

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 of risk mitigation (in relation to asbestos) as required by condition 28 (risk mitigation to building occupiers) of planning permission 2019/4201/P dated 24/12/2020 for mixed use development.

Drawing Nos: Asbestos and demolition survey prepared by TRAC Associates Limited dated 08th December 2020 and Covering Letter prepared by Gerald Eve dated 15/01/2021.

The Council has considered your application and decided to grant approval of details.

Informatives:

- 1 Reason for granting permission-

An asbestos and demolition survey based on HSE Guidance note HSG 264

has been submitted which identified that low and very low risk asbestos containing materials were found during the demolition survey. Samples were taken and analysed. Recommendations have been made that the asbestos should be removed in accordance with Control of Asbestos Regulations 2012. The Council's Environmental Health officer has reviewed the information and is satisfied with the details provided and the condition can be discharged.

As such the proposed details are in general accordance with policies A1, C1 and CC5 of the London Borough of Camden Local Plan 2017.

- 2 Conditions 24; 25; 27; 29 and 30 of planning permission 2019/4201/P dated 24/12/2020 have been submitted to the Council and are pending consideration.
- 3 You are reminded that conditions 6; 7; 8; 10; 12; 13; 14; 16; 17; 20; 21; 22; and 31 of planning permission 2019/4201/P dated 24/12/2020 are outstanding and require details to be submitted and approved.

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 2019.

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