

Application ref: 2021/0992/P
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Date: 27 May 2021

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Gerald Eve
72 Welbeck Street
London
W1G 0AY

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 air quality monitoring required by Condition 25 of planning permission ref 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: Air Quality Monitoring Strategy prepared by Air Quality Consultants dated November 2020; Construction Dust Monitoring prepared by Air Quality Consultants dated December 2020; Construction Dust Monitoring prepared by Air Quality Consultants dated January 2021; Construction Dust Monitoring prepared by Air Quality Consultants dated February 2021; Covering letter from Gerald Eve dated 26/02/2021.

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

Informatives:

1 Reasons for granting permission:

The applicant has providing a monthly monitoring reports between December 2020 and February 2021. The monthly reports provide evidence that the monitors have been in place for at least 3 months prior to the implementation date (part b of the condition). The reports include full details of the monitors

including location, number and specification and confirms the monitoring programme follows the guidance of the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance (SPG) (part a of the condition). The information has been reviewed by the Council's Sustainability officer and is considered satisfactory. The condition can therefore be discharged.

The full impact of the proposed development has already been assessed. No objections have been received prior to making this decision.

As such, the proposed development is in general accordance with policies A1, A4 and CC4 of the Camden Local Plan 2017.

- 2 Conditions 24 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; 29(c) 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