

Application ref: 2021/0815/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 13 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve
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 sustainable urban drainage system (SuDS) required by condition 30 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: Drainage Strategy November 2020 (akt II); Technical Note on Sustainable Drainage Systems (akt II); Response to Planning Application Comments October 2019 (akt II); Response to Planning Application Comments June 2021 (akt II); Construction Sequence (received 27/07/2021); Maintenance owner details (by email, dated 27/07/2021); SP108_51_A2 Rev T1; SP108_52_BB Rev T1; SP108_02_GM Rev T1; SP108_51_A1 Rev T1; Public Health Services Specification Rev T02 (Norman Disney & Young)

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 30 of planning permission 2019/4201/P, dated 24/12/2020. Condition 30 requires the submission of details of the sustainable drainage system, including a total of 585 sqm blue roofs, SuDS tree pits, SuDS rain gardens and a basement attenuation tank. It also requires details of the lifetime maintenance plan for each element; methods to improve water quality on site; and a construction sequence, including mitigation methods in the event of groundwater level breach.

Details have been provided, which include blue roofs, tree pits and basement attenuation tanks. The documentation also includes the lifetime maintenance plan, methods to improve water quality on the site and the construction sequence.

Further clarification on some aspects was sought and has been provided. The Council's Sustainability Officer is now satisfied with the level of information that has been provided, and it is considered that the information satisfactorily meets the requirements of the condition.

The proposed details are in general accordance with Policies CC1, CC2 and CC3 of the Camden Local Plan 2017 and condition 30 can be discharged.

- 2 You are reminded that conditions 6 (Building Regs Part M4 (2)); 7 (Building Regs Part M4 (3)); 8 (Sample of materials); 10 (Hard and soft landscaping); 12 (Replacement trees); 13 (Lighting strategy); 14 (Cycle parking); 16 (Mechanical ventilation system); 17 (PV's); 20 (Bird and bat box locations); 21 (Be Green stage carbon saving details); 22 (Water network upgrades); 29c (Verification report); and 31 (Fire strategy) of planning permission ref 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



Daniel Pope
Chief Planning Officer