

Application ref: 2021/3447/P
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Date: 18 August 2021

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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
St Pancras Commercial Centre
63 Pratt Street
London
NW1 0BY

Proposal: Non material amendment to include changes to openings and elevational details; alteration to plant screen on 6th floor of affordable housing block; internal changes at basement, ground, mezzanine, 1st, 5th and 6th floor levels, including reorganised layouts; adjustment to perimeter of basement; revised commercial cycle store layout; change of M(4)3 unit in market residential block, approved under planning permission 2019/4201/P, dated 24/12/2020 (for: Demolition of existing buildings and erection of new buildings to re-provide light industrial floorspace, provision of office space, self-contained dwellings, flexible retail space, associated access and servicing, public realm, landscaping, vehicular and cycle parking, bin storage and other ancillary and associated works)

Drawing Nos:

Superseded:

477-CSJ-00-GF-RP-A-2000-S1-P02; 477-CSJ-00-B1-FP-A-3101-S1-P02; 477-CSJ-00-GF-FP-A-3102-S1-P04; 477-CSJ-00-M1-FP-A-3103-S1-P02; 477-CSJ-00-01-FP-A-3104-S1-P02; 477-CSJ-00-02-FP-A-3105-S1-P02; 477-CSJ-00-03-FP-A-3106-S1-P02; 477-CSJ-00-04-FP-A-3107-S1-P02; 477-CSJ-00-05-FP-A-3108-S1-P02; 477-CSJ-00-06-FP-A-3109-S1-P03; 477-CSJ-00-07-FP-A-3110-S1-P03; 477-CSJ-00-ZZ-SC-A-3200-S1-P03; 477-CSJ-00-ZZ-SC-A-3201-S1-P02; 477-CSJ-00-ZZ-SC-A-3202-S1-P02; 477-CSJ-00-ZZ-SC-A-3203-S1-P02; 477-CSJ-00-ZZ-SC-A-3204-S1-P02; 477-CSJ-00-ZZ-

EL-A-3300-S1-P02; 477-CSJ-00-ZZ-EL-A-3301-S1-P02

Revised:

477-CSJ-00-GF-SI-A-2000-S1-P03; 477-CSJ-00-B1-FP-A-3101-S1-P03; 477-CSJ-00-GF-FP-A-3102-S1-P05; 477-CSJ-00-M1-FP-A-3103-S1-P03; 477-CSJ-00-01-FP-A-3104-S1-P03; 477-CSJ-00-02-FP-A-3105-S1-P03; 477-CSJ-00-03-FP-A-3106-S1-P03; 477-CSJ-00-04-FP-A-3107-S1-P03; 477-CSJ-00-05-FP-A-3108-S1-P03; 477-CSJ-00-06-FP-A-3109-S1-P04; 477-CSJ-00-07-FP-A-3110-S1-P04; 477_CSJ_00_08_FP_A_3111_S1_P00; 477-CSJ-00-ZZ-SC-A-3200-S1-P04; 477-CSJ-00-ZZ-SC-A-3201-S1-P04; 477-CSJ-00-ZZ-SC-A-3202-S1-P04; 477-CSJ-00-ZZ-SC-A-3203-S1-P04; 477-CSJ-00-ZZ-SC-A-3204-S1-P04; 477-CSJ-00-ZZ-EL-A-3300-S1-P03; 477-CSJ-00-ZZ-EL-A-3301-S1-P03; 477_CSJ_M1_B1_FP_A_5000_S1_P00; 477_CSJ_M1_GF_FP_A_5001_S1_P00; 477_CSJ_M1_01_FP_A_5002_S1_P00; 477_CSJ_M1_04_FP_A_5006_S1_P00; 477_CSJ_M1_06_FP_A_5008_S1_P00; 477_CSJ_A1_B1_FP_A_5000_S1_P00; 477_CSJ_A1_GF_FP_A_5001_S1_P00; 477_CSJ_A1_01_FP_A_5002_S1_P00; 477_CSJ_A1_05_FP_A_5006_S1_P00; 477_CSJ_A1_07_FP_A_5008_S1_P00

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition 2 of planning permission reference 2019/4201/P, dated 24/12/2020, shall be replaced with the following condition:

REPLACEMENT CONDITION 2

Existing : 477-CSJ-00-ZZ-SI-A-0001-S1-P02; 477-CSJ-00-ZZ-SI-A-0002-S1-P02; 477-CSJ-00-GF-SI-A-0003-S1-P01; 477-CSJ-00-GF-FP-A-0100-S1-P01; 477-CSJ-00-M1-FP-A-0101-S1-P01; 477-CSJ-00-ZZ-SC-A-0200-S1-P02; 477-CSJ-00-ZZ-EL-A-0300-S1-P01; 477-CSJ-00-ZZ-EL-A-0301-S1-P01; 477-CSJ-00-ZZ-EL-A-0302-S1-P01.

Proposed : 477-CSJ-00-GF-SI-A-2000-S1-P03; 477-CSJ-00-B1-FP-A-3101-S1-P03; 477-CSJ-00-GF-FP-A-3102-S1-P05; 477-CSJ-00-M1-FP-A-3103-S1-P03; 477-CSJ-00-01-FP-A-3104-S1-P03; 477-CSJ-00-02-FP-A-3105-S1-P03; 477-CSJ-00-03-FP-A-3106-S1-P03; 477-CSJ-00-04-FP-A-3107-S1-P03; 477-CSJ-00-05-FP-A-3108-S1-P03; 477-CSJ-00-06-FP-A-3109-S1-P04; 477-CSJ-00-07-FP-A-3110-S1-P03; 477_CSJ_00_08_FP_A_3111_S1_P00; 477-CSJ-00-ZZ-SC-A-3200-S1-P04; 477-CSJ-00-ZZ-SC-A-3201-S1-P03; 477-CSJ-00-ZZ-SC-A-3202-S1-P03; 477-CSJ-00-ZZ-SC-A-3203-S1-P03; 477-CSJ-00-ZZ-SC-A-3204-S1-P03; 477-CSJ-00-ZZ-EL-A-3300-S1-P03; 477-CSJ-00-ZZ-EL-A-3301-S1-P03; 477-CSJ-M1-01-FP-A-5103-S1-P01; 477-CSJ-M1-04-FP-A-5105-S1-P01; 477-CSJ-A1-01-FP-A-5202-S1-P01; 477-CSJ-A1-05-FP-A-5206-S1-P01; 477-CSJ-C1-ZZ-DE-A-7001-S1-P02; 477-CSJ-C1-ZZ-DE-A-7002-S1-P02; 477-CSJ-C1-ZZ-DE-A-7003-S1-P02; 477-CSJ-C1-ZZ-DE-A-7004-S1-P02; 477-CSJ-C1-ZZ-DE-A-7005-S1-P02; 477-CSJ-C1-ZZ-DE-A-7006-S1-P02; 477-CSJ-M1-ZZ-DE-A-7020-S1-P02; 477-CSJ-M1-ZZ-DE-A-7021-S1-P02; 477-CSJ-M1-ZZ-DE-A-7022-S1-P02; 477-CSJ-A1-ZZ-DE-A-7030-S1-P01; 477-CSJ-C1-ZZ-SK-A-360-S1; 477-CSJ-A1-GF-SK-A-081-S1-C; 477-CSJ-M1-GF-SK-A-071-S1-C; SP108_00_ET Rev P2; SP108_01_GP Rev P3; SP108_02_GM Rev P3; SP108_03_RF Rev P3; SP108_11_01 rev P2; SP108_12_02 Rev P3; SP108_31_PP Rev P2; SP108_32_PT Rev P1; SP108_51_A1 Rev P2; SP108_51_A2 Rev P2; SP108_52_BB Rev P2; SP108_53_CD Rev P2; SP108_54_EF Rev P2;

SP108_61_RT Rev P1; SP108_JCLA_191114_Public Space Views;
477_CSJ_M1_B1_FP_A_5000_S1_P00;
477_CSJ_M1_GF_FP_A_5001_S1_P00;
477_CSJ_M1_01_FP_A_5002_S1_P00; 477_CSJ_M1_04_FP_A_5006_S1_P00;
477_CSJ_M1_06_FP_A_5008_S1_P00; 477_CSJ_A1_B1_FP_A_5000_S1_P00;
477_CSJ_A1_GF_FP_A_5001_S1_P00; 477_CSJ_A1_01_FP_A_5002_S1_P00;
477_CSJ_A1_05_FP_A_5006_S1_P00; 477_CSJ_A1_07_FP_A_5008_S1_P00

(condition 2 continued)

Supporting documents : Archaeological Assessment (August 2019); Affordable Housing Statement (August 2019); Air Quality Assessment (August 2019); Arboricultural Impact Assessment (August 2019); Construction Management Plan (August 2019); Daylight and Sunlight Assessment (amended October 2019); Delivery and Servicing Plan (August 2019); Ecology Report (August 2019); Flood Risk Assessment (August 2019); Noise, Vibration and Ventilation Assessment (August 2019); Planning Statement (August 2019); Planning Statement Addendum (October 2019); Proposed Area Schedule (Email from Gerald Eve dated 09/01/2020); Design & Access Statement (August 2019); Statement of Community Engagement (August 2019); Contaminated Land Assessment (August 2019); Interim Report by soiltechnics (22/10/2019); Sustainability and Energy Statement (August 2019); Sustainability and Energy Statement - Response to Greater London Authorities (GLA) comments (25 October 2019); Sustainability and Energy Statement - Response to Camden Council's comments (25 October 2019); Response to Planning Application Comments (October 2019); Response to Greater London Authority Water & Green Infrastructure Memo Stage 1 - Final (12/11/2019); Noise Impact Assessment Report (23 October 2019); Transport Assessment (August 2019); Supplementary Transport Assessment Note (25 November 2019); Servicing Management Plan (August 2019); Waste Strategy Response (undated); Tree Strategy Statement Rev P3 (amended 28/11/2019); Townscape, Visual Impact and Heritage Assessment (August 2019); Basement Impact Assessment Rev D (09/12/2019); Proposed Tree Matrix (SP108_Doc01_TM Rev P3) (28.11.19); SP108_Doc03_CFW Rev P1.

Reason: For the avoidance of doubt and in the interest of proper planning.

For the purposes of this decision, condition 13 of planning permission reference 2019/4201/P, dated 24/12/2020, shall be replaced with the following condition:

REPLACEMENT CONDITION 13

Units M_01_02 and A_05_02 as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with Policy H6 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting

This application seeks to make changes to planning permission reference 2019/4201/P, dated 24/12/2020.

Changes to openings and elevational details are proposed, including the relocation of a door on the St Pancras Way elevation (serving one of the light industrial units); the removal of a door on the Pratt Street elevation (due to level changes); a revised revolving door design on the Royal College Street elevation; a revised entrance design for the residential and retail units; and reduced window heights for all the external residential windows. These changes are not considered to be material and would not alter the way in which the development would be perceived from the adjacent streets.

Further changes, which affect the inward facing elevations of the buildings include the addition of an external door for access to the basement and the addition of a grille to ventilate the basement above another door, both on the market housing block; an additional escape route from the office building to the north; the replacement of glazing with aluminum to conceal the back of house escape stairs on the northern elevation of the main building; and a change to the beam over the internal street exit, to allow sufficient clearance. Again, these changes are not considered to be material and they would not alter the way in which the development would be perceived from within the site.

Other external changes to the buildings include moving a wall on the eastern elevation of the market housing block out by 112mm at all levels to resolve brick setting out issues and a reduction in the stone spandrel sizes over all buildings (office and residential) as a result of conversations with quarries and stone suppliers. These changes are not considered to be material and would not alter the high quality of the development's appearance.

At 6th floor level, the eastern wall of the plant screen on the affordable housing block is moved by 1.5 metres to the east to conceal the plant equipment associated with the affordable residential building. This change is not considered to be material.

Internally, changes are proposed at basement, ground, mezzanine, 1st, 5th and 6th floor levels of the buildings. These changes include a revised stair arrangement to the stairs connecting the basement, ground and mezzanine levels of the light industrial space and a revision to the light industrial cores; reorganisation of the spaces within the basement (including revisions to the cycle store) and an adjustment to the perimeter of the basement to aid construction; and reconfiguration of the cycle store entrance, kitchen, bin store, escape routes and electrical transformer rooms at ground floor within the main building. None of these changes are considered to be material and the addition of extra cycle parking spaces is welcomed.

Within the residential blocks the changes include the addition of an additional transformer room at ground floor level within the market housing block and the relocation of the bin store to accommodate this; and all habitable rooms will have

sprinklers. Furthermore, the M4(3) unit at first floor within the market unit is being moved from the northern unit (M-01-04) to the western unit (M-01-02), which is another 1-bed-2-person unit on the same level of the building. In the affordable block, the layout of unit A-05-01 is being altered as an improvement to the emergency escape strategy and the layout of unit A-05-02 is being altered to ensure it meets the requirements of an M4(3) fully accessible dwelling. None of these changes are considered to be material.

- 2 The full impact of the proposed development has already been assessed by virtue of the original approval granted under planning permission reference 2019/4201/P, dated 24/12/2020. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.
- 3 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive planning permission reference 2019/4201/P, dated 24/12/2020, and is bound by all the conditions and obligations attached to that permission.
- 4 Notwithstanding the revised plans, this decision does not allow for external lighting to the balconies of the residential units or the retail unit.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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