



GERALDEVE

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

**Your ref: 2019/4201/P / PP-10521973**

6 January 2022

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 22 (Water Network Upgrades) 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 22 (Water Network Upgrades) 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 22 attached to the aforementioned planning permission (ref. 2019/4201/P), which, in full, states the following:

### **Water Network & Infrastructure**

**“No properties shall be occupied until confirmation has been provided that either:  
all water network upgrades required to accommodate the additional flows from the development have been completed; or a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.”**

### **Condition Discharge**

This application sets out that all water network upgrades required to accommodate the additional flows from the development have been completed.

Specifically, the submitted documentation confirms that Thames Water have sufficient capacity in their clean water network to serve the 33 residential properties and commercial, flexible retail and light industrial floorspace of the proposed development.

Accordingly, we enclose the relevant details, for your formal approval.

### **Application Documentation**

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-10521973) (dated 6 January 2022) prepared by Gerald Eve LLP; and
- Confirmation Letter from Thames Water.

### **Summary**

This approval of details application has been submitted via the Planning Portal (ref. PP-10521973). The requisite approval of details application fee of £144.00 (including the £28.00 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