



**GERALDEVE**

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

**Your ref: 2019/4201/P / PP-10585985**

25 February 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 31 (Fire Statement) 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 31 (Fire Statement) 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 31 attached to the aforementioned planning permission (ref. 2019/4201/P), which, in full, states the following:

### **Fire Statement**

**“No above ground new development shall commence in a Phase until a Fire Statement for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to**

**the building. The relevant Phase of the development shall be carried out in accordance with the approved details.”**

### **Condition Discharge**

This application is accompanied by a Fire Statement, produced by Norman Disney & Young, an independent third party suitably qualified assessor.

The Fire Statement details the building's construction, methods, products and materials used. It also details the means of escape for all building users including those who are disabled or require level access.

The Fire Statement also outlines the access for fire service personnel and equipment as well as how provision will be made within the site to enable fire appliances to gain access to the building

Furthermore, the Fire Statement provides details of ongoing maintenance and monitoring.

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-10585985) (dated 25 February 2022) prepared by Gerald Eve LLP; and
- Fire Statement, produced by Norman Disney & Young.

### **Summary**

This approval of details application has been submitted via the Planning Portal (ref. PP-10585985). 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