



GERALDEVE

London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
London
N1C 4AG

72 Welbeck Street, London W1G 0AY
Tel. +44 (0)20 7493 3338
geraldev.com

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

Your ref: 2019/4201/P / PP-11071859

28 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 Partially Discharge Condition 10 (Hard and Soft Landscaping and Means of Enclosure) 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 partially discharge condition 10 (Hard and Soft Landscaping and Means of Enclosure) 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 partially discharge condition 10 attached to the aforementioned planning permission (ref. 2019/4201/P), which, in full, states the following:

Hard and Soft Landscaping & Means of Enclosure

“Prior to the commencement of above-ground works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

Condition Discharge

This application is accompanied by a Landscape Management Plan, Landscape Specification Report, Planting Maintenance Schedule, Planning Schedule and associated drawings.

For the avoidance of doubt, this application seeks to partially discharge Condition 10 by only providing hard and soft landscaping and means of enclosure details for area within red line boundary of the Site. The hard and soft landscaping and means of enclosure details for the area outside the ownership boundary on the areas of adopted highway will be submitted as part of a separate application and subject to a separate approval process through a Section 278 Agreement.

The documents which have been submitted as part of this application outline the details of hard and soft landscaping as well as means of enclosure for the un-built, open areas of the Site.

According, 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- PP-11071859) (dated 28 February 2022) prepared by Gerald Eve LLP;
- Landscape Management Plan, prepared by Jonathan Cook Landscape Architects;
- Landscape Specification Report, prepared by Jonathan Cook Landscape Architects;
- Planting Maintenance Schedule, prepared by Jonathan Cook Landscape Architects;
- Planning Schedule and;
- Associated Drawings and Drawing Register.

Summary

This approval of details application has been submitted via the Planning Portal (ref. PP- PP-11071859). 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

KVasili@geraldeve.com

Direct tel. +44 (0)7385409542

Enc. As above via the Planning Portal