

Application ref: 2022/0860/P  
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Date: 16 March 2022

**Development Management**  
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Gerald Eve  
72 Welbeck Street  
Marylebone  
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: Fire statement required by condition 31 of planning permission 2019/4201/P, dated 24/12/2020 (as amended by 2021/3447/P, dated 18/08/2021) 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.

Drawing Nos: Fire Statement (Norman Disney & Young), dated 23/02/2022; Cover letter (Gerald Eve), dated 25/02/2022

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

Informative(s):

#### **1 Reasons for granting**

This application seeks to discharge condition 31 of planning permission

2019/4201/P, dated 24/12/2020 (as amended by 2021/3447/P, dated 18/08/2021), which requires the submission of a Fire Statement.

The condition requires that the Fire Statement is produced by an independent third party suitably qualified assessor and details 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 Fire Statement has been produced by a Senior Fire Engineer at Norman Disney & Young and details all the information listed above. On this basis the Fire Statement is considered to be acceptable in accordance with Policy C5 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6 [Building Regs Part M4 (2)]; 7 [Building Regs Part M4 (3)]; 8 (Facing materials); 12 (Replacement trees); 13 (Lighting strategy); 14 (Cycle parking - retail and light industrial); 16 (Mechanical ventilation system); 17 (Solar PV); 20 (Bird and bat box locations); 21 (Air source heat pumps) and 29c (Contamination verification report) of planning permission ref 2019/4201/P, dated 24/12/2020, are outstanding and require details to be submitted and approved.

Details to discharge condition 10 (Hard and soft landscaping) have been submitted under planning application reference 2022/0861/P, which is pending determination.

Details to discharge condition 22 (water network upgrades) have been submitted under planning application reference 2022/0112/P, which is pending determination.

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 2021.

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