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FAO: Kate Henry

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

Your ref: 2021/4720/P / PP-11137700

22 March 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 13 (Lighting Strategy) of Planning Permission
Reference: 2021/4720/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 13 (Lighting Strategy) attached to planning permission: 2021/4720/P in relation to development proposals at St Pancras Commercial Centre.

The commencement of above ground works is programmed to start on 06 June 2022. Given the substantial procurement issues currently being faced by the construction industry and significant costs incurred by our client, we politely request that the submission material is reviewed for acceptability, as soon as possible in order to allow this next stage of works to commence in line with the Construction Programme.

It is also important to note that our client has paid and signed-up to a Post approval Agreement ('PAA') (dated March 2021) with the London Borough of Camden. The performance timescales set out in the PAA outlines that best endeavours will be made by Camden Council to issue a decision on the discharge of Planning Conditions within 6-weeks of the date of receipt of a valid application. When taking the aforementioned 6-week performance timescales into account, and to ensure that the 06 June 2022 date for the commencement of above ground works is met, we would be grateful for a decision on the discharge of this Planning Condition by the week ending 03 June 2022 - which gives the Council in excess of 10-weeks to determine this application from submission.

Background

Planning permission (ref. 2019/4201/P) was originally 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" in December 2020.

Subsequently, planning permission (ref. 2021/4720/P) was granted for the:

“Variation of conditions 2 (approved plans), 9 (externally mounted fittings) and 15 (cycle storage) of planning permission 2019/4201/P, dated 24/12/2020 (as amended by approval 2021/3447/P, dated 18/08/2021) (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), namely to allow changes at 6th and 7th floor levels of the office building to accommodate plant and additional amenity space; to allow installation of lighting to the residential balconies and entrances and to the retail unit; and to update the conditioned cycle parking requirements” in March 2022.

This approval of details application seeks to discharge Condition 13 attached to the most recent planning permission (ref. 2021/4720/P), which, in full, states the following:

Condition 13 - Lighting Strategy

“Prior to the commencement of above-ground works, details of a lighting strategy for the site shall be submitted to and approved in writing by the local planning authority. Such details shall include lighting to serve the public open space, and the entrances to the buildings. The approved scheme shall be implemented as part of the development and thereafter retained and maintained.”

Condition Discharge

This application is accompanied by a Lighting Strategy Statement, produced by Michael Lonsdale Group ('MLG'), an appropriately qualified and independent multi-discipline building, engineering and M&E services provider who also specialise in lighting.

The submitted Lighting Strategy Statement details the proposed lighting to serve the public open space, the entrances to the buildings and other relevant areas within the site redline boundary.

Further details of the proposed lighting strategy are contained within the accompanying Lighting Strategy Statement and include specific details on the lighting location, type, spill and other relevant information.

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 (No. 13):

- Completed approval of details application form (ref. PP-11137700) (dated 22 March 2022) prepared by Gerald Eve LLP; and
- Lighting Strategy Statement, including relevant plans and specification sheets (dated 18 March 2022), prepared by Michael Lonsdale Group.

Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-11137700). 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.

As mentioned above, the above ground works are programmed to start on 06 June 2022. Therefore, please can we ask that the discharge of this Planning Condition is reviewed in accordance with the timescales set out and agreed in our PAA with the Council.

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,

A handwritten signature in dark ink, appearing to read 'Gerald Eve LLP', written in a cursive style.

Gerald Eve LLP

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Enc. As above via the Planning Portal