

Application ref: 2022/0861/P  
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Date: 20 April 2022

**Development Management**  
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Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

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:

Details of hard and soft landscaping required by condition 10 of planning permission 2021/4720/P dated 13/04/2022 (which was an amendment of planning permission 2019/4201/P, dated 24/12/2020) (for: demolition and redevelopment to provide mixed use development of light industrial floorspace, office floorspace, flexible retail floorspace, self-contained dwellings, associated works etc.)

Drawing Nos: SP108-51-A1 Rev T2; SP108-51-A2 Rev T2; SP108-52-BB Rev T2; SP108-55-GG Rev T2; SP108-31-PP-1 Rev T2; SP108-31-PP-2 Rev T2; SP108-31-PP-3 Rev T2; SP108-31-PP-4 Rev T2; SP108-71-SD Rev T3; SP108-74-TP-1 Rev T2; SP108-74-TP-2 Rev T2; SP108-73-SC Rev T2; SP108-81-GB Rev T2; SP108-72-ED-1 Rev T2; SP108-72-ED-2 Rev T2; SP108-72-ED-3 Rev T1; SP108-00-ET Rev T2; SP108-79-KD Rev T1; SP108-82-LE Rev T1; SP108-80-LF Rev T1; SP108-77-PT Rev T2; SP108-76-PB Rev T2; SP108-78-PE Rev T2; SP108-11-01 Rev T2; SP108-13-03 Rev T2; SP108-02-GM Rev T2; SP108-01-GP Rev T2; SP108-04-HL Rev T3; Landscape Management Plan SP108\_Doc07\_MP Rev T2; Landscape Specification SP108\_Doc04\_LS Rev T3; SP108-41-PM Rev T2; Planting Schedule SP108\_Doc05\_PS\_A Rev T1;

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

Informative(s):

1 Reasons for granting approval-

Condition 10 requires the submission of full details of hard and soft landscaping and means of enclosure of all un-built, open areas.

The details provided include planting plans and details of surface materials, tree pits, benches and other landscape elements (e.g. cycle stands, bins etc.) and the various play elements in the areas of public open space.

The landscaping details are considered to be high quality and include large specimen trees, planted in subterranean soil cells which enhance their rooting environment and will aid water attenuation. The landscape maintenance plan is also considered sufficient to demonstrate that the planting will be adequately maintained. As such, the details are considered to be acceptable and the condition can be discharged.

The full impact of the proposed development has already been assessed during the determination of the original application. The planning history of the site has been taken into account when coming to this decision.

The proposed development is thus in general accordance with Policies A2, A3 and D1 of the London Borough of 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); 14 (Cycle parking - retail and light industrial); 20 (Bird and bat box locations); and 29c (Contamination verification report) of planning permission 2021/4720/P, dated 13/04/2022, are outstanding and require details to be submitted and approved.

Details to discharge condition 13 (lighting) have been submitted under planning application reference 2022/1285/P, which is pending determination.

Details to discharge condition 16 (Mechanical ventilation system) have been submitted under planning application reference 2022/1294/P, which is pending determination.

Details to discharge condition 17 (Solar PV) have been submitted under planning application reference 2022/1295/P, which is pending determination.

Details to discharge condition 21 (Air source heat pumps) have been submitted under planning application reference 2022/1307/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.

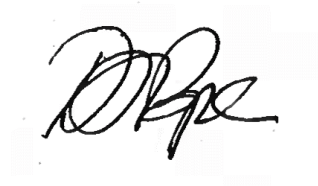
3 You are advised that this approval does not authorise the removal or planting of trees on the adjoining public highway.

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

A handwritten signature in black ink, appearing to read 'DP', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer