

Application ref: 2022/1294/P
Contact: Kate Henry
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Date: 3 May 2022

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Gerald Eve
72 Welbeck Street
Marylebone
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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 mechanical ventilation system required by condition 16 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: Mechanical Ventilation Planning Condition (RFC-06) Milestone SPC-MJL-XX-XX-RP-X-0016 Rev P02; 477-CSJ-00-GF-S1-A-003-S1-P01

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

Informative(s):

1 Reasons for granting approval-

Condition 16 requires the submission of details of the mechanical ventilation system including air-inlet locations. The condition specifies that air-inlet locations should be located away from busy roads, any kitchen extracts or other pollution sources and as close to roof level as possible, to protect internal

air quality.

A report has been provided which outlines the ventilation systems and includes plans to illustrate the locations of the inlets and outlets. The inlets for the commercial space are located at ground and mezzanine level, away from the adjacent roads and outlets, which is considered to be acceptable for the commercial space. The inlets for the residential units, which are more sensitive to air quality, are located at roof level, away from outlets, which is also considered to be acceptable.

The proposed development is in general accordance with Policy CC4 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 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.

Decisions relating to conditions 13 (lighting) (ref 2022/1285/P) and 17 (Solar PV) (ref 2022/1295/P) are being issued simultaneously.

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