

Application ref: 2022/1307/P
Contact: Kate Henry
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Date: 19 May 2022

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Gerald Eve
72 Welbeck Street
Marylebone
London
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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:

Details of air source heat pumps required by condition 21 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: 477-CSJ-00-GF-SI-A-0003-S1-P01; Air Source Heat Pumps & Associated Equipment Planning Condition (RFC-06) Milestone - SPC-MJL-XX-XX-RP-X-0015 - Rev P03 - Suitability S2; Sustainability and Energy statement - Response to Camden Council's comments (Rev 2.0, dated 25/10/2019)

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

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 21 of planning permission

2021/4720/P, dated 13/04/2022, which requires the submission of details relating to the air source heat pumps.

Details have been provided to show the location of the equipment, the seasonal co-efficient factor, the Be Green stage carbon saving and details of the metering. The details are all considered to be acceptable.

The proposed development is in general accordance with Policy CC1 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 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

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

Daniel Pope
Chief Planning Officer