

Application ref: 2022/0112/P
Contact: Kate Henry
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Date: 30 June 2022

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Gerald Eve
72 Welbeck Street
Marylebone
London
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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 clean water capacity report required by condition 22 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: Cover letter dated 06/01/2022; Clean water capacity report reference DS6089652

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

Informative(s):

1 Reasons for granting approval-

This application seeks to discharge condition 22 of planning permission 2021/4720/P, dated 13/04/2022, which requires the submission of details relating to water network upgrades required to accommodate the additional

flows from the development.

A clean water capacity report has been provided, which confirms sufficient capacity. Thames Water, who originally requested the condition in question, have confirmed that they are happy for the condition to be discharged.

The proposed development is thus in general accordance with Policy CC3 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); 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.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer