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FAO: Kate Henry

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

Your ref: 2021/4720/P / PP-11397151

14 July 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 8 (Facing Materials) 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 8 (Facing Materials) attached to planning permission: 2021/4720/P in relation to development proposals at St Pancras Commercial Centre.

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 8 attached to the most recent planning permission (ref. 2021/4720/P), which, in full, states the following:

Condition 8 – Facing Materials

“Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).**

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.”

Condition Discharge

This application is accompanied by a document, produced by Caruso St John Architects, which provides detailed drawings and images of sample facing materials that will be used. The submitted document also provides the manufacturer's specification details.

Physical samples of all facing materials can be made available on site upon request.

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. 8):

- Completed approval of details application form (ref. PP-11397151) (dated 14 July 2022) prepared by Gerald Eve LLP; and
- Facing Materials Document, produced by Caruso St John Architects.

Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-11397151). 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.

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 Avis (020 3486 3524) or Kris Vasili (0738 540 9542) of this office.

Yours faithfully,



Gerald Eve LLP

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Enc. As above via the Planning Portal