

Application ref: 2022/3047/P
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Date: 10 October 2022

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Gerald Eve LLP
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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 / samples of facing materials required by condition 8 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 14/07/2022; Planning Condition Discharge Report, Condition 08, Facing materials, dated July 2022.

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reasons for granting approval

This application seeks to discharge condition 8 of planning permission 2021/4720/P, dated 13/04/2022. The condition requires 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.

A discharge report has been provided, along with a schedule detailing the proposed facing materials, which shows the use of:

- Wuestenzell Red Sandstone (stone cladding)
- White precast concrete (concrete nodes)
- White precast concrete (Reckli formwork) (concrete columns)
- Drylac Marrone 3606 powder coating (external metalwork and window frames)
- Stainless steel (reception window frames)
- Saint-Gobain glass (diamant; planclear)

The physical materials were viewed at the site office on 27/09/2022 and are considered to be acceptable, taking into account the context of the application site and its surroundings.

The full impact of the proposed development has already been assessed.

As such, the proposed details would safeguard the appearance of the premises and the character of the immediate area and are in general accordance with Policy D1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6 [Building Regs Part M4 (2)]; 7 [Building Regs Part M4 (3)]; 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer