

Application ref: 2023/0426/P
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Date: 6 April 2023

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DP9
100 Pall Mall
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**2 St Pancras Way
London
NW1 0QG**

Proposal:

Details pursuant to condition 6 (Circular Economy Statement and Operational Waste Management Strategy) of planning permission ref 2021/2671/P dated 7.11.22 for demolition of existing building, and redevelopment to provide a ninestorey building with two basement levels for flexible Class E and Sui Generis Use, a two-storey Pavilion for flexible Class E and Drinking Establishment (Sui Generis Use), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works.

Drawing Nos: Cover letter by DP9 Ltd. dated 31/01/23; Circular Economy Statement, rev P01, by KJ Tait, dated 27 January 2023; Site Waste Management Plan for Tribeca (2-6 St Pancras Way), SmartWaste, dated 4/01/2023

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting approval-

Condition 6 requires that prior to the commencement of demolition, a Circular Economy Statement and Operational Waste Management Strategy be submitted to and approved in writing by Council.

The submitted Circular Economy Statement demonstrates compliance with the requirements set out in the GLA London Plan Policy SI7 'Reducing Waste and supporting the Circular Economy' following guidance outlined in 'Circular Economy Statement Guidance (March 2022)'. The submitted Waste Management Strategy demonstrates that Greater London Authority targets regarding the diversion of construction waste to landfill will be met.

The Council's Sustainability Officer has reviewed the Circular Economy Statement and Waste Management Strategy and considers these documents to be acceptable.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policy SI 7 of the London Plan 2021.

- 2 You are reminded that conditions 3 (Detailed drawings/samples - Plot B), 4 (Detailed drawings/samples - Plot C), 7 (Plot B - Post Completion Report), 8 (Plot C - Post Completion Report), 9 (Refuse and recycling), 11 (Landscape), 23 (SUDS), 24 (SUDS Compliance), 26 (Air Quality Plot C), 29 (Living roof details and installation), 30 (Photovoltaic cells), 31 (Plot C Solar PV assessment), 33 (Wind Mitigation), 34 (Sound insulation), 35 (Plant and equipment), 37 (Cycle Parking - Short Stay), 40 (Biodiversity Enhancements), 41 (Lighting Strategy), 42 (Piling Method Statement), 43 (Existing Water Supply Infrastructure), 44 (Plant Noise), 45 (Plant Noise), 48 (Accessibility: M4(2) and M4 (3)), 49 (Accessibility: M4 (2) and M4(3)), 50 (Condition survey of the waterway wall), 51 (Fire Strategy), 52 (Fire Statement), 53 (Post-construction assessment - Greater London Authority's Whole Life-Cycle Carbon Assessment) and 54 (Life details) of planning permission 2021/2671/P granted on 7/11/2022 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer