

Application ref: 2022/5122/P  
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DP9  
DP9  
100 Pall Mall  
London  
SW1Y5NQ  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Grant of Non-Material Amendments to planning permission

Address:

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

Proposal: Non-material amendment to planning permission 2021/1239/P dated 7/11/2022 (for Demolition of existing building, and redevelopment to provide a mixed use development comprising a 9 storey building (Plot B) with two basement levels, for use as Class E and Drinking Establishment (Sui Generis), a two-storey Pavilion (Plot C4) for Class E and Drinking Establishment (Sui Generis), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works, alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision in Plot C2.) Changes include the installation of two flues, atop approved 'Building A'.

Drawing Nos: Proposed: 11603\_XP\_001 Rev B, 11603\_XP\_100 Rev B, 11603\_XP\_101 Rev B, 11603\_XP\_102 Rev B, 11603\_XP\_103 Rev B, 11603\_XP\_104 Rev B, 11603\_XP\_105 Rev B, 11603\_XP\_204\_AA Rev A, 11603\_XP\_230\_BB Rev A, 11603\_XP\_231\_CC Rev A, 11603\_XP\_232\_DD Rev A, 11603\_XP\_233\_EE Rev A, 11603\_XP\_302 Rev A, 11603\_XP\_303 Rev A and 11603\_XP\_304 Rev A, 1603\_P\_001 Rev D, 1603\_P\_098 Rev E, 2004\_P\_099 Rev A, 2004\_P\_100 Rev E, 1603\_P\_101 Rev H, 1603\_P\_102 Rev G, 1603\_P\_103 Rev G, 1603\_P\_104 Rev F, 1603\_P\_105 Rev H, 1603\_P\_106 Rev H, 2004\_P\_107 Rev E, 1603\_P\_108 Rev K, 1603\_P\_109 Rev J, 1603\_P\_110 Rev H, 1603\_P\_111 Rev C, 1603\_P\_RP Rev F, 2004\_P\_302 Rev E, 1603\_P\_303 Rev D, 2004\_P\_304 Rev C, 2004\_P\_311 Rev H, 2004\_P\_312 Rev H, 2004\_P\_313 Rev H, 2004\_P\_314 Rev F, 1603\_P\_321 Rev E, 1603\_P\_322 Rev E, 1603\_P\_323 Rev E, 1603\_P\_331 Rev F, 1603\_P\_332 Rev E, 1603\_P\_333 Rev F,

1603\_P\_334 Rev G, 1603\_P\_341 Rev F, 1603\_P\_342 Rev G, 1603\_P\_343 Rev F, 1603\_P\_344 Rev E, 1603\_P\_350 Rev E, 1603\_P\_450, 1603\_P\_451, 1603\_P\_452, 1603\_P\_453, 1603\_P\_454 and 1603\_P\_455, 2004\_P\_230 Rev E, 1603\_P\_231 Rev B, 1603\_P\_232 Rev 3 D, 2004\_P\_240 Rev E; TBA\_1A-BAA-Z1-ZZ-TD-A-210002 P03 S3 and 1603\_P\_241 Rev C, Daylight and Sunlight Report by Waldrums dated 7th March 2018, Design and Access Statement dated September 2017, Design and Access Statement Addendum dated March 2018, Plot A design changes by Bennetts Associates dated March 2021, Energy Statement Rev P03 by KJ Tait dated December 2020, BREEAM Pre-Assessment by Max Fordham LLP dated September 2017, Townscape, Visual and Built Heritage Assessment by Tavernor Consultancy dated March 2018, Townscape, Visual and Built Heritage Assessment Addendum Plot A design changes dated January 2021, Arboricultural Impact Assessment by Aspect Arboriculture dated March 2018, Flood Risk Assessment and SUDS Strategy by GD Partnership LTD dated August 2017, Health Impact Summary by Regeneris Consulting dated March 2018, Air Quality Assessment by Waterman dated March 2021, Pedestrian Level Wind Desk-Based Assessment by RWDI Anemos Ltd dated March 2018, Updated Retail Impact Assessment by DP9 dated March 2018, Basement Impact Assessment by GD Partnership Ltd dated September 2017, Transport Assessment by Caneparo Associates dated September 2017, Noise Assessment by Waterman Infrastructure & Environment dated March 2021, Affordable Housing Statement by Gerald Eve dated March 2018, Ecology Appraisal by Aspect Ecology dated September 2017 and Preliminary Risk Assessment by DTS Raeburn dated June 2017.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 (approved plans) of planning permission 2021/1239/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- The development hereby permitted shall be carried out in accordance with the following approved plans-Proposed: 11603\_XP\_001 Rev B, 11603\_XP\_100 Rev B, 11603\_XP\_101 Rev B, 11603\_XP\_102 Rev B, 11603\_XP\_103 Rev B, 11603\_XP\_104 Rev B, 11603\_XP\_105 Rev B, 11603\_XP\_204\_AA Rev A, 11603\_XP\_230\_BB Rev A, 11603\_XP\_231\_CC Rev A, 11603\_XP\_232\_DD Rev A, 11603\_XP\_233\_EE Rev A, 11603\_XP\_302 Rev A, 11603\_XP\_303 Rev A and 11603\_XP\_304 Rev A, 1603\_P\_001 Rev D, 1603\_P\_098 Rev E, 2004\_P\_099 Rev A, 2004\_P\_100 Rev E, 1603\_P\_101 Rev H, 1603\_P\_102 Rev G, 1603\_P\_103 Rev G, 1603\_P\_104 Rev F, 1603\_P\_105 Rev H, 1603\_P\_106 Rev H, 2004\_P\_107 Rev E, 1603\_P\_108 Rev K, 1603\_P\_109 Rev J, 1603\_P\_110 Rev H, 1603\_P\_111 Rev C, 1603\_P\_RP Rev F, 2004\_P\_302 Rev E, 1603\_P\_303 Rev D, 2004\_P\_304 Rev C, 2004\_P\_311 Rev H, 2004\_P\_312 Rev H, 2004\_P\_313 Rev H, 2004\_P\_314 Rev F, 1603\_P\_321 Rev E, 1603\_P\_322 Rev E, 1603\_P\_323 Rev E, 1603\_P\_331 Rev F, 1603\_P\_332 Rev E, 1603\_P\_333 Rev F, 1603\_P\_334 Rev G, 1603\_P\_341 Rev F, 1603\_P\_342 Rev G, 1603\_P\_343 Rev F, 1603\_P\_344 Rev E, 1603\_P\_350 Rev E, 1603\_P\_450, 1603\_P\_451, 1603\_P\_452, 1603\_P\_453, 1603\_P\_454 and 1603\_P\_455, 2004\_P\_230 Rev E, 1603\_P\_231 Rev B, 1603\_P\_232 Rev 3 D, 2004\_P\_240 Rev E; TBA\_1A-BAA-Z1-ZZ-TD-A-210002 P03 S3 and 1603\_P\_241 Rev C, Daylight and Sunlight Report by Waldrums dated 7th March 2018, Design

and Access Statement dated September 2017, Design and Access Statement Addendum dated March 2018, Plot A design changes by Bennetts Associates dated March 2021, Energy Statement Rev P03 by KJ Tait dated December 2020, BREEAM Pre-Assessment by Max Fordham LLP dated September 2017, Townscape, Visual and Built Heritage Assessment by Tavernor Consultancy dated March 2018, Townscape, Visual and Built Heritage Assessment Addendum Plot A design changes dated January 2021, Arboricultural Impact Assessment by Aspect Arboriculture dated March 2018, Flood Risk Assessment and SUDS Strategy by GD Partnership LTD dated August 2017, Health Impact Summary by Regeneris Consulting dated March 2018, Air Quality Assessment by Waterman dated March 2021, Pedestrian Level Wind Desk-Based Assessment by RWDI Anemos Ltd dated March 2018, Updated Retail Impact Assessment by DP9 dated March 2018, Basement Impact Assessment by GD Partnership Ltd dated September 2017, Transport Assessment by Caneparo Associates dated September 2017, Noise Assessment by Waterman Infrastructure & Environment dated March 2021, Affordable Housing Statement by Gerald Eve dated March 2018, Ecology Appraisal by Aspect Ecology dated September 2017 and Preliminary Risk Assessment by DTS Raeburn dated June 2017.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

The applicant has sought to amend condition 2, which references the approved plans which the consented works are to be undertaken in accordance with, to reflect updated plans for the 'Plot A' building (also known as 'Tribeca, The Apex') which is designed accommodate multiple 'Life Science Laboratory' tenants, with such tenants likely requiring the use of ducted containment devices. As such, the plans have been updated to accommodate the ducted containment devices and associated mechanical fume extract system, which include and require the installation of two 700mm diameter flues and associated internal attenuators. The flues would contain and convey fumes as part of ducted containment devices within the lab spaces of the building.

To minimise the visual impact of the flues, a metal mesh enclosure has been incorporated to disguise the main body of the flues. The enclosure would have a degree of visual permeability, such that an appropriate balance is achieved in shrouding the flues while also allowing a level of visual transparency to limit the prominence of the enclosure and perceived bulk. Overall, the flues would appear as a minor, unobtrusive element, commensurate with the form, bulk and height of the building. Further, the flues would not be out of character with the intended utilitarian use of the building, and the historic industrial function of the area.

With regard to noise impacts of the flues, the applicant's submitted Noise Assessment Report recommends the implementation of noise mitigation measures, in the form of two attenuators (one at the base of the flue and one at the atmosphere side of the flue) to ensure compliance with the Local Plan plant noise

limits.

The applicant has sought to amend condition 2, which references the approved plans which the development is required to be carried out in accordance with, as the approved plans do not detail the proposed flues and associated equipment.

Overall, the flues would be contained at roof level and viewed as an ancillary element to the proposed building and would not have a material impact on the previously proposed building nor the wider area. Further, the flues are a functional requirement integral to the proposed use of the building and would be in keeping with the character and form of the building.

All other aspects of the development would be undertaken in accordance with the approved plans as part of 2017/5497/P and any subsequent approved variations.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 10/11/2022 under reference number 2021/1239/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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