

Application ref: 2021/1239/P
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DP9
100 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
2-6 St Pancras Way
London
NW1 0TB

Proposal:

Variation of condition 2 (approved plans) of planning permission 2017/5497/P for "Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work" with amendments to PLOT A ONLY to include alterations to external paving, enlargement of roof terrace, additional secondary entrance, setting back of the north facade, enlargement of plant enclosure, alterations to the fenestration, lowering of the balustrades and increase of the parapet height.

Drawing Nos: Superseded: 11603_XP_001 Rev B, 11603_XP_100 Rev B, 11603_XP_101 Rev B, 11603_XP_102 Rev B, 11603_XP_103 Rev B, 11603_XP_104 Rev B, 11603_XP_105 Rev B, 11603_XP_204_AA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, 1603_P_099 Rev J, 1603_P_100 Rev K, 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, 1603_P_107 Rev G, 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,

1603_P_137 Rev D, 1603_P_138 Rev C, 1603_P_139 Rev C, 1603_P_140 Rev C and 1603_P_141 Rev C, 1603_P_302 Rev B, 1603_P_303 Rev D, 1603_P_304 Rev B, 1603_P_311 Rev D, 1603_P_312 Rev E, 1603_P_313 Rev E, 1603_P_314 Rev E, 1603_P_321 Rev E, 1603_P_322 Rev E, 1603_P_323 Rev E, 1603_P_324 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, 1603_P_230 Rev B, 1603_P_231 Rev B, 1603_P_232 Rev 3 D, 1603_P_240 Rev D 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, Sustainability Sustainability and Energy Statement Rev E by Max Fordham dated 5th June 2018, BREEAM Pre-Assessment by Max Fordham LLP dated September 2017, Townscape, Visual and Build Heritage Assessment by Tavernor Consultancy dated March 2018, 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 September 2017, 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 September 2017, 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.

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 A, 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 E, 2004_P_312 Rev E, 2004_P_313 Rev E, 2004_P_314 Rev C, 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 Build 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 decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2017/5497/P dated 17/03/2020.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2017/5497/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- 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 A, 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 E, 2004_P_312 Rev E, 2004_P_313 Rev E, 2004_P_314 Rev C, 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.

3 Phasing Plan

Prior to commencement of development a site plan detailing the sequence of works and phasing of development on site, shall be submitted to an approved in writing by the local planning authority. The works shall thereafter be implemented in accordance with the approved plan unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that implementation of the development is undertaken in a planned manner with infrastructure and access to the site provided in association with occupation of development and to safeguard the amenity of future occupiers and existing residents in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

4 Detailed drawings/samples - Plot A

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale on-site sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

c) Details of all new balustrade, railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).

d) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

e) A sample panel of all facing materials should be erected on-site for inspection for the local planning authority and maintained for the duration of the works.

f) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the surrounding conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan.

5 Detailed drawings/samples - Plot B

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale on-site sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

c) Details of all new balustrade, railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).

d) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

e) A sample panel of all facing materials should be erected on-site for inspection for the local planning authority and maintained for the duration of the works.

f) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the surrounding conservation area in accordance with the requirements of policies

D1 and D2 of the Camden Local Plan.

6 Detailed drawings/samples - Plot C

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale on site sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.
- c) Details of all new balustrade, railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).
- d) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.
- e) A sample panel of all facing materials should be erected on-site for inspection for the local planning authority and maintained for the duration of the works.
- f) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the surrounding conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan.

7 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of

the Camden Local Plan.

8 Refuse and recycling

Prior to commencement of above ground works of Plots B and C, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 of the Camden Local Plan.

9 Roof terraces

No flat roofs within the development shall be used as terraces unless annotated on the hereby approved plans.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan.

10 Landscape

Prior to the commencement of any above ground works of Plots B and C, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b) details of proposals for the enhancement of biodiversity,
- c) an open space management plan,
- d) detailed plans, including sections of the tree pits, to include one continuous tree pit for trees adjacent to the canal,
- e) details of proposed replacement trees.

The relevant part of the works shall be carried out within the first planting season prior to completion and not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A1,D1 and A2 of the Camden Local Plan.

11 Hours of use: Plot A and Building C2 (Class E (b))

Any units within the Plot A and Building C2 which operate as food & drink uses (Class E(b)), shall not be open to customers outside the following times :

7am to 11:00pm Monday to Saturday, and
8am to 10:00pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

12 Hours of use: Plot A (Sui generis Use)

Any units within the Plot A which operate as Drinking Establishments (Sui generis), shall not be carried out outside the following times :

7am to 11:00pm Midnight Monday to Saturday,
7am to 10:00pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

13 Hours of use: Plot B

Any hotel bar open to the general public, shall not be operational outside the following times:

7am to Midnight Monday to Saturday
7am to 11:00pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

14 Hours of use: Buildings C1, C3 and C4

Any units within the buildings C1, C3 and C4 which operate as food & drink uses (Class E(b)) and drinking establishments (Sui Generis), shall not be carried out outside the following times :

7am to 11:30pm Monday to Thursday,
7am to Midnight Friday and Saturday, and
7am to 10:00pm on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with Policy A1 of the Camden Local Plan 2017.

15 Sui Generis limitation building C2

There shall be no drinking establishments (Sui Generis) within building C2.

Reason: To ensure that the amenity of occupiers of residential properties in

building C2 are not adversely affected by noise and disturbance in accordance with Policy A1 of the Camden Local Plan 2017.

16 Small units

Notwithstanding the hereby approved plans, a minimum of two small units (200sqm or less) shall be provided at any one time.

Reason: To promote the provision of smaller shop premises in accordance with Policy TC5 of the Camden Local Plan 2017.

17 Use of Terrace to Building C4

The use of the roof terrace hereby permitted on Block C4 shall not be carried out outside the following times 0730-2100 Mondays to Saturdays and 0830-2100 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the nearest residential properties and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

18 Floorspace limitations Class E (a) and (c)

A minimum of 60% of the hereby approved Flexible floorspace annotated on the plans as any use Class E shall be occupied in Class E (a) or Class E (c) use at any one time.

Reason: To safeguard the character, function vitality and viability of the area and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, TC1 and TC3 of the Camden Local Plan 2017.

19 Floorspace limitations Class E (b)

A maximum of 40% of the hereby approved Flexible floorspace annotated on the plans as either Class E shall be occupied in Class E (b) use at any one time.

Reason: To ensure the future occupation of the development does not lead to an overconcentration of restaurants and cafes in the area and safeguard the character, function vitality and viability of the area and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, A4, TC1 and TC3 of the Camden Local Plan 2017.

20 Floorspace limitations Sui Generis

A maximum of 10% of the hereby approved Flexible floorspace annotated on the plans as either A1-A4 or A1- A4, B1 or A1-A4, B1, B8 shall be occupied as Sui Generis (A4)use at any one time.

Reason: To ensure the future occupation of the development does not lead to

an overconcentration of drinking establishments in the area and safeguard the character, function vitality and viability of the area and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, A4, TC1 and TC3 of the Camden Local Plan 2017.

21 Plot A

No more than 66sqm of the ground floor area within Plot A as annotated on the plans as B1, A1-A4 can be used as a drinking establishment (Sui Generis)).

Reason: To ensure the future occupation of the development does not lead to an overconcentration of drinking establishments in the area and safeguard the character, function vitality and viability of the area and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, A4, TC1 and TC3 of the Camden Local Plan 2017.

22 Class E (d) use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the gym within Class E(d) shall only be in use as a gym as annotated on the hereby approved plans.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise traffic congestion and excessive on-street parking pressure in accordance with policies G1, CC1 and A1 of the London Borough of Camden Local Plan 2017.

23 SUDS

Prior to commencement of development on each plot, other than works of demolition, site clearance and preparation, full details of the sustainable drainage system as stated in the approved document 'Flood Risk Assessment and SuDS Strategy' dated 31/08/2017, prepared by Water Environment Limited on behalf of GD Partnership Ltd, shall be submitted to and approved in writing by the local planning authority. Details shall include the following SuDS measures:

- a) Plot A: Should be in compliance with the details as approved under reference 2021/1006/P on 7th September 2021 or other such details which include:
Combination biodiverse/blue roof: 13.9 m3 storage
Cellular attenuation tank buried under cycle store: 34.2 m3 storage
Controlled outflow to combined sewer: 19.8 l/s discharge rate
Controlled outflow to Regent's Canal: 4.4 l/s discharge rate
- b) Plot B: Combination biodiverse/blue and blue roofs: 41.7 m3 storage
Cellular attenuation tank buried under basement car park: 34.2 m3 storage
Controlled outflow to combined sewer: 22.6 l/s discharge rate
Controlled outflow to Regent's Canal: 13.1 l/s discharge rate
- c) Plot C: Combination biodiverse/blue and blue roofs: 55.0 m3 storage
Cellular attenuation tanks buried under external paving: 150.0 m3 storage

Controlled outflow to combined sewer: 83.8 l/s discharge rate
Controlled outflow to Regent's Canal: 17.3 l/s discharge rate

Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate a minimum 50% reduction in total run-off rate as stated in the approved document.

Plot A 24.2 l/s discharge rate
Plot B 35.7 l/s discharge rate
Plot C 101.1 l/s discharge rate

Details shall include for the relevant plot a site-specific lifetime maintenance plan, overland flow routes for exceedance events, an interim drainage strategy for the demolition and construction phase, and final discharge approvals, and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.

24 SUDS Compliance

Prior to occupation of each plot, evidence that the SuDS systems have been implemented in accordance with the approved details including those for Plot A approved under permission 2021/1006/P on the 7th September 2021 shall be submitted to and approved in writing by the Local Planning Authority. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.

25 Cooling

Notwithstanding the hereby approved submission documents, active cooling (Air Conditioning) shall only be permitted where dynamic thermal modelling demonstrates there is a requirement for such cooling after application of the cooling hierarchy. Dynamic thermal modelling shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any active cooling.

Reason: To ensure the development adopts appropriate climate change adaptation measures in accordance with Policy CC2 of the Camden Local Plan 2017.

26 Air Quality Plot C

Prior to the commencement of Plot C an Air Quality Assessment (AQA), solely for Plot C, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure Plot C is built as an air quality neutral development and would safeguard the amenity of the future occupiers of Plot C in accordance with Policies A1 and CC4 of the Camden Local Plan 2017.

27 Water efficiency

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of each Plot, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.

28 Non-road mobile machinery

All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the Camden Local Plan.

29 Living roof details and installation

Prior to the commencement of any above ground works of Plots B and C, a detailed plan of the biodiverse substrate roofs in the areas indicated on the approved roof plans shall be submitted to and approved by the local planning authority. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the biodiverse roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with

policies A3, CC1, CC2 and CC3 of the Camden Local Plan.

30 Solar PV

Prior to first occupation of each building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

31 Plot C Solar PV assessment

Prior to the commencement of works on Plot C an assessment into the implementation of further renewable technology on site shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be implemented prior to the occupation of any buildings within Plot C and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

32 Land contamination

The remediation methods set out in the Ground Investigation Report approved under permission 2020/3160/P on the 27th October 2020 shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation [if necessary] shall be submitted to and approved by the local planning authority in writing prior to occupation.

Site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

33 Land Contamination

In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

34 Wind Mitigation

Prior to commencement of works to buildings C2 and C4 details of wind mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented prior to first occupation.

Reason: To safeguard the amenities of users of the terrace areas, in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

35 Sound insulation

Prior to commencement of above ground works to each of the relevant buildings, detailed technical specifications of the building envelope (glazed and non-glazed elements) shall be submitted to and approved in writing by the local planning authority. The assessment shall include full details of the proposed building construction and composite façade calculations to predict the internal noise level in habitable rooms. Internal noise levels in habitable rooms shall comply with BS8233:2014 and Appendix 3: Noise Thresholds of the Local Plan.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental noises sources in accordance with the requirements of policies G1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

36 Plant and equipment

Prior to the installation of any items of fixed plant associated with the operation of the development, a noise report shall be submitted to and approved in writing by the local planning authority.

The noise report shall demonstrate that cumulative sound levels from external building services and fixed plant are 10dB or more below the lowest

background sound level (15dB if tonal components are present) at the nearest sensitive receptor at any time. The report should reference the proposed noise limits included in the planning application noise report, Table 11: Plant Noise Limits at the Nearest Noise Sensitive Premises.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

37 Cycle parking - Long Stay

Prior to first occupation of the relevant plot, the following bicycle parking shall be provided:

- a) Plot A secure and covered parking for 123 bicycles for the commercial element and
- b) Plot B secure and covered parking for 157 bicycles for the commercial element and 5 for the hotel use
- c) Plot C secure and covered parking for 380 bicycles for the commercial element, 39 for the retail element, 2 for the gym and 126 for the residential units.

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017.

38 Cycle Parking - Short Stay

Prior to the commencement of any above ground works of Plots B and C, a detailed plan annotating the provision of 104 visitor cycle spaces in respect of each phase of the hereby approved development shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved plans prior to occupation of the relevant building. All cycle stands shall thereafter be retained and maintained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017.

39 Provision of electric charging points - Plot B

Prior to the occupation of Plot B one electrical charging point shall be provided within the basement car park. The charging points shall be provided in their entirety prior to occupation of any units, in accordance with the details thus approved and thereafter be permanently maintained and retained.

Reason: To encourage the uptake of electric vehicles, in accordance with the London Plan 2021.

40 Provision of electric charging points - Plot C

Prior to the occupation of Plot C one electrical charging point shall be provided by the two disabled car parking spaces hereby approved. The charging points shall be provided in their entirety prior to occupation of any units, in accordance with the details thus approved and thereafter be permanently maintained and retained.

Reason: To encourage the uptake of electric vehicles, in accordance with the London Plan 2021.

41 Biodiversity Enhancements

Prior to the commencement of above ground works of Plot B and C, a plan showing details of biodiversity enhancements on the buildings and within the open space (including details of bird and bat boxes) appropriate to the development's location, scale and design shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained. The measures approved under permission 2022/0402/P on the 29th July 2022 for Plot A shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and in accordance with policy A3 of the Camden Local Plan 2017.

42 Mitigation Measures

Mitigation measures approved under permission 2020/3160/P on the 27th October 2020, will be put in place to ensure the development does not impact on the structural integrity of the canal shall remain in situ during the construction works.

Reason: To ensure the development would not cause undue harm to the adjacent canal in accordance with policy A3 of the Camden Local Plan 2017.

43 Lighting Strategy

Before the relevant part of each Plot commences full details of a lighting strategy, to include information about potential light spill on to the canal, buildings, trees and lines of vegetation, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements policy A3 of the Camden Local Plan 2017.

44 Piling Method Statement

All impact piling shall be implemented in accordance with the piling method statements and details approved under reference 2020/4315/P granted 08/09/2021 or other such details which include a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

45 Existing Water Supply Infrastructure

Prior to the commencement of above ground works, an impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The study shall identify any new additional capacity required in the system and suitable connection point.

Reason: To ensure the water supply infrastructure has sufficient capacity to copy with the additional demand in accordance with the requirements of Policy A5 of the Camden Local Plan 2017.

46 Accessibility: M4(2)

Unit types P-01-03,P-01-05(2 units), P-02-05(2 units), A-01-03(2units), as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

47 Accessibility: M4(3)

Unit A-02-05, as indicated on the plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy C6 of the Camden Local Plan

2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 Reasons for granting approval.
The application site relates to an application granted in March 2020 under planning reference 2017/5497/P. It includes three main plots, with this application relating solely to Plot A.
Proposal - The main variation includes alterations and additions to allow the ability and flexibility for the building to accommodate future laboratory tenants as well as potential office tenants. Works include the enlargement of the plant enclosure for additional plant at roof level, the fins on the upper levels to be increased in height by 340mm, the parapet height will be increased by 117mm and Rope Access point are to be provided for cleaning and maintenance as an alternative to BMU. Solid panelling will be added to the secondary core shaft to match the metal material finish of the adjacent curtain walling. Alterations to external paving, development of accessible roof terrace, additional secondary entrance, setting back of north facade, lowering of balustrades, and other ancillary works.'
An Energy statement has been submitted in support of the application. The original permission approved a Combined Heat and Power unit. Since the development was designed and approved there has been a number of changes and a significant shift away from the use of natural gas in generating heat for buildings. The energy strategy originally proposed for the building was reliant on natural gas and therefore this move to develop an Electric- based heating technology system is welcomed. The revised energy strategy

comprises air source heat pumps (ASHP) to provide heating and cooling to Plot A. The ASHPs will be located within the proposed enlarged rooftop plant. Overall, the scheme is still required to achieve 'Excellent' BREEAM target and therefore the changes are considered to be acceptable.

To the detailed design of the building, there are a number of changes proposed to accommodate laboratory enabled office space within Plot A. The plant room at roof level is to be increased to cover the space previously proposed to accommodate a green roof. Whilst the plant screen is to be increased in width and height, the design has been well considered and in the context of the whole scheme the additional bulk would result in a minor change to the approved scheme. This proposed amendment is not considered to cause any additional harm to the host property, the wider scheme, neighbouring properties or the character of the conservation area. A revised noise report has been submitted and assessed by the Council's Environmental Health Officer. The applicant has submitted a comprehensive noise assessment has been undertaken across the Site in order to assess the amenity of the proposed redevelopment for future occupants and to determine the potential impacts of the proposed Development upon nearby existing and proposed sensitive receptors.

Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and BS 4142:2014.

It has been reasonably concluded in the acoustic assessment that noise emissions from the proposed revised plant units should not have an adverse impact on the nearest residential receivers provided that the noise control strategy presented in the acoustic submission are employed. A condition is recommended to ensure that prior to the installation of any items of fixed plant associated with the operation of the development, a noise report shall be submitted to and approved in writing by the local planning authority.

Further minor alterations are proposed to the building of Plot A which are considered to be minor in their nature and form. The building would retain the architectural style of the extant scheme and the material palette remains true to the consented scheme.

- 4 Various minor changes have been made to the proportions, locations and positioning of windows, balustrade height and entrances in association with internal reconfiguration and the detailed design which would have a neutral impact.

The full impact of the proposal has already been assessed during the determination of the permitted scheme, and it is considered that the amendment would have a minor material effect in terms of appearance and neighbouring amenity considerations.

Legal Agreement/Obligations - All of the obligations under the original permission would be secured by Deed of Variation. Due to the changes proposed to remove the CHP for the development means that there would be minor changes to the agreement to accommodate the revised Energy Strategy.

Consultation - Consultation was carried out to a range of internal and external consultees. No objections have been received, internal comments have formed part of the officers assessment.

Policies- As such, the proposed development is in general accordance with

policies G1, C1, C5, C6, E1, E2, A1, A2, A3, D1, D2, D3, CC1, CC2, CC3, CC4, CC5, TC1, TC2, TC3, TC4, TC5, T1, T2, T3, T4 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, Publication London Plan 2020 and the National Planning Policy Framework 2021.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer