

Application ref: 2022/5527/P  
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Date: 2 November 2023

**Development Management**  
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DP9  
DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**2-6**

**St Pancras Way**

**London**

**NW1 0TB**

Proposal:

Details pursuant to condition 28 (construction related air quality monitoring) of planning permission 2017/5497/P granted on 17/03/2020 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."

Drawing Nos: Air Quality Assessment prepared by Waterman Infrastructure & Environment Ltd, dated March 2023; Air Quality Addendum prepared by Waterman Infrastructure & Environment Ltd, dated October 2023

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval:

Reasons for granting permission/consent-

Condition 26 requires that prior to the commencement of the approved Plot C building, an Air Quality Assessment (AQA), solely for Plot C, be submitted to and approved in writing by Council.

The submitted AQA confirms that; the proposals are air quality neutral for building and transport emissions, and that the air quality is suitable for non-residential uses of the building.

The submitted report also confirms that dust risk during construction and demolition is classified as 'High', and therefore mitigation measures are required through the Construction Management Plan (CMP) and at least 4 x real time dust monitors are required. The dust risk mitigation measures would be secured through the approval and implementation of the CMP, which itself is secured as part of the s106 agreement for the extant consent. The dust monitors are already in place and operating at the site.

An addendum to the AQA has been provided, outlining the changes to the AQA considered as part of the assessment of the original proposal, and the updated AQA prepared in March 2023. The updated report outlines the approved amendments which have been made to Plot C design, since 2021/2671/P was issued. Taking into account there being no material change to vehicle trip generation and no change to the energy strategy assessed in the March 2023 AQA, and the monitoring baseline information from 2019 (as reported in the March 2023 Air Quality Assessment, remaining conservative and valid, the likely residual air quality effects and conclusions of the March 2023 Air Quality Assessment remain valid.

The Council's Sustainability Officer and Air Pollution Officer has reviewed the AQA and considers this document to be acceptable.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policies A1 and CC4 of the Camden Local Plan 2017.

- 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), 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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