

Application ref: 2023/4006/P
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Date: 4 December 2023

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DP9
DP9
100 Pall Mall
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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
Camden
NW1 0QG

Proposal:

Details pursuant to condition 41 (Lighting Strategy) of planning permission 2021/2671/P, 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: External Lighting Statement prepared by KJ Tait, rev P02

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

Informative(s):

1 Reasons for granting permission/consent-

Condition 41 requires that before the relevant part of each Plot commences, full details of a lighting strategy, including information about potential light spill

on to the canal, buildings, trees and lines of vegetation, be submitted to and approved by the Local Planning Authority.

The submitted External Lighting Statement provides details of the lighting strategy for Plots B, C, C1, C2 and C3 of the proposed Tribeca development.

External lighting would be provided to enhance the site's architecture and amenity and would be designed, installed and operated to provide safe and secure environments, appropriate to the function and use of each area.

New external lighting would be energy efficient, utilising LED sources, and would be automatically controlled via time clocks and sensors as appropriate.

The installation will include lighting to the building entrances, public realm, pedestrian walkways, and landscaping.

The Lighting Statement includes commentary as to how the proposed lighting achieves appropriate outcomes in terms of minimising light pollution, contributing to providing safe and secure external areas, and minimising impacts to local wildlife. In particular, the strategy has been amended to omit lighting within the landscape planting areas where natural habitats are more prevalent and are sensitive to lighting.

The Council's Nature Conservation Officer has reviewed the documents submitted and requested changes to remove lighting on vegetation closest to the canal. An updated lighting strategy has been received which takes account of these comments and is accepted.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policy A3 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), 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 2023.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer