

Application ref: 2023/4427/P  
Contact: Jennifer Walsh  
Tel: 020 7974 3500  
Email: [Jennifer.Walsh@camden.gov.uk](mailto:Jennifer.Walsh@camden.gov.uk)  
Date: 11 December 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

DP9  
DP9  
100 Pall Mall  
London  
SW1Y5NQ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**2-6 St Pancras Way  
London  
NW1 0QG**

Proposal:

Details pursuant to condition 50 (Condition of the Waterway Wall and method statement ) of planning permission 2021/2671/P granted on 07/11/2022 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." Drawing Nos: Waterway Condition Survey, by Ardmore, dated September 2023

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

Informative(s):

- 1 Condition 50 requires a method statement and a schedule of works which highlights the heritage features and materials for the canal wall adjacent to the development. A visual inspection of the wall was carried out by Behan Chartered Surveyors as part of a detailed Schedule of Condition on 22nd December 2022 and 6th June 2023. The schedule of condition document

(attached to the submitted Statement) has been signed by both the Applicant and the Canal and River Trust's Party Wall Surveyors. The two heritage assessments submitted in support of the application in 2017 did not identify any heritage assets associated to the canal wall.

Within the report it is noted that whilst significant changes to the loading on the walls from the current situation are not expected, the applicant has agreed a detailed monitoring strategy, including movement and vibration trigger levels with the Canal and River Trust via a Party Wall Award.

Canals and Rivers Trust have been consulted during the process of this application. Based on the information available, they responded with no comments on the application.

As such, the details are acceptable and would be in accordance with the requirements of policies A5 and CC3 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)), 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



Daniel Pope  
Chief Planning Officer