

Application ref: 2023/3880/P
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Date: 25 January 2024

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DP9
DP9
100 Pall Mall
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United Kingdom

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 42 (piling method statement) 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: Tribeca Plots B&C Piling Method Statement prepared by Ardmore, August 2023; Tribeca, Camden - Plot C Ground Movement Analysis and Thames Water Impact Assessment prepared by CGL, rev 4, dated October 2023; Outline Methodology prepared by Erith, rev 00, dated 7/01/2022; Appendix D - Monitoring Strategy; Tribeca (Plots B&C) Emergency Response Plan prepared by Ardmore, rev 02, dated 5/10/2023; Technical Note on Ground Movement Analysis & Sewer Impact Assessment Relating to Demolition Stage Only prepared by CGL, ref CGL/09751A, dated 16/05/2023; dwg. no. 201, rev P4; dwg. no. 3015, rev P06; Letter from Thames Water dated 6/12/2023, reference X2039/1870 v2

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

Informative(s):

1 Reasons for granting approval-

Condition 42 requires that prior to commencement of any impact piling on Plots B and C, a piling method statement for the respective buildings, be submitted to and approved by the Local Planning Authority.

The submitted piling method statement has been prepared in consultation with Thames Water. The method statement details the proposed construction sequence and methodology and outlines the environmental control measures that will be implemented during construction to prevent and minimise the potential for damage to subsurface sewerage infrastructure utilities infrastructure.

Thames Water has reviewed the piling method statement, and have advised that the condition can be discharged based on the information submitted.

The submitted piling method statement has satisfied the requirements of the condition and is therefore considered acceptable.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policy 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), 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.
- 3 You are advised that details have been submitted for condition 23 (SUDS) and these details are currently being assessed.

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