

Application ref: 2023/1335/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)

Grant of Non-Material Amendments to planning permission

Address:

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

Proposal: Non-material amendment for planning permission 2021/2671/P dated 14/11/2022 for 'Demolition of existing building, and redevelopment to provide a nine-storey 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.' Amendments include reduction in the extent of the basement, removing a large quantum of the basement level 2 and creating a mezzanine space on basement level 1. No external above ground level works are proposed.

Drawing Nos: Superseded drawings: 1603_P_098; 1603_P_099; 1603_P_240; 1603_P_231;

Proposed Drawings: TRI-PWA-PL-B2-DR-A-01097; TRI-PWA-PL-B1-DR-A-01098; TRI-PWA-PL-ZZ-DR-A-02101; TRI-PWA-PL-ZZ-DR-A-02103; TRI-PWA-PL-LM-DR-A-01099;

Supporting Documents: Basement Impact Assessment and Basement Construction Plan Audit Produced by Campbell Reith dated January 2024; Basement Construction Plan dated 04.03.23 prepared by GD Partnership Ltd; Basement Impact Assessment Version G dated 04.03.2023 prepared by GD Partnership;

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-Site Location Plan; 1603_P_001 Rev H; TRI-PWA-PL-B2-DR-A-01097; TRI-PWA-PL-B1-DR-A-01098; TRI-PWA-PL-LM-DR-A 01099; 1603_P_100 Rev Q; 1603_P_101 Rev M; 1603_P_102 Rev L; 1603_P_103 Rev L; 1603_P_104 Rev K; 1603_P_105 Rev M; 1603_P_106 Rev M; 1603_P_107 Rev L; 1603_P_108 Rev P; 1603_P_ RP Rev K; 1603_P_131 Rev E; 1603_P_132 Rev E; TRI-PWA-PL-ZZ-DR-A-02103; TRI-PWA-PL-ZZ-DR-A-02101; 1603_P_302 Rev F; 1603_P_304 Rev F; 1603_P_321 Rev J; 1603_P_322 Rev J; 1603_P_323 Rev J; 1603_P_324 Rev K; 1603_P_350 Rev J; 1603_P_451 Rev D; 1603_P_457 Rev A; 1603_P_458 Rev A; 1603_P_459 Rev A; 1603_P_460 Rev A; 1603(SC)001 Rev P; 1603_XP_001; 1603_P_130 Rev D; 1603_P_134 Rev D; 1603_P_135 Rev D; 1603_P_136 Rev D; 1603_P_137 Rev E; 1603_P_138 Rev E; 1603_P_139 Rev D; 1603_P_140 Rev D; 1603_P_141 Rev D; Planning Statement May 2021; Flood Risk Assessment and SUDS Strategy Rev C 2018; BREEAM Assessment P01 December 2020; Fire Strategy Plot B dated May 2021; Energy Statement P01 Dated April 2021; Basement Impact Assessment Version F Dated 11th May 2021; Transport Assessment Addendum Dated May 2021; Retaining Wall Assessment dated 19th May 2020; Arboricultural Impact Assessment dated March 2018; Townscape, Visual and Built Heritage Assessment Addendum dated May 2021; Health Impact Assessment April 2021; Regeneration Statement dated April 2021; Air Quality Assessment May 2021; Outline Construction Management Plan May 2021; Noise Assessment Report May 2021; Daylight and Sunlight Addendum Dated April 2021; Wind Microclimate Statement of Conformity dated April 2021; Design and Access Statement Rev A; Basement Impact Assessment and Basement Construction Plan Audit Produced by Campbell Reith dated January 2024; Basement Construction Plan dated 04.03.23 prepared by GD Partnership Ltd; Basement Impact Assessment Version G dated 04.03.2023 prepared by GD Partnership;

Informative(s):

1 Reason for granting approval

Permission is sought for the following amendments to the previously approved scheme:

- Amendment to the extent of the basement, removing a large quantum of the basement level 2 and creating a mezzanine space on basement level.

The majority of the level 2 basement will be removed, other than the plant space to the southern corner of the site. This small area of proposed basement will include a Heat Pump and Energy Storage Buffer Room, a water tank and booster set room, a plant room and a switch room. The cycle parking numbers remain the same and this is to be retained at Basement level 1 and on the mezzanine level. A mezzanine level at level 1 is proposed to be created. This mezzanine is to create

additional Plant space, a mezzanine to the gym space and further Bike Storage. This additional mezzanine level will be accessed via stairs and a lift.

Due to the changes being proposed a further Basement Construction Plan and an Impact Assessment has been produced and has been reviewed independently via Campbell Reith. Within the revised documents, Groundwater was encountered as seepage during the site investigation. Assumption on groundwater level in the geotechnical design are considered conservative. The BIA confirms that there will not be any impact on the wider hydrogeological environment.

The GMA confirmed damage to neighbouring buildings can be restricted to be within the limits set by the CPG for basements. Impacts to surface water conditions are considered unchanged and are presented in the original audit report by Campbell Reith, ref. GKemb13693-06-141021-2-6 St Pancras Way-F1.

They have reviewed the information and are satisfied that the updated Basement Impact Assessment generally complies with the requirements of the Camden Planning Guidance for Basements and they do not consider that there is a material change over and above what was previously assessed. They are also satisfied that the Detailed Basement Construction Plan complies with the relevant clauses of the associated Section 106 agreement.

For the purpose of this non material amendment, it is considered that the Basement Impact Assessment generally complies with the requirements of the CPG for Basements.

There are no external alterations and therefore there will be no visual impacts on the building nor the wider conservation area.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not increase the height of the approved building or increase its footprint; do not result in changes to external details that would materially compromise the overall design of the building or materially impact on the character and appearance of the Conservation Area; do not change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; and do not materially impact on any neighbours or other statutory and non-statutory bodies. Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken.

No responses were received prior to determination and the site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the approved scheme granted on 14/11/2022 under reference 2021/2671/P.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 14/11/2022 under reference number 2021/2671/P and is bound by all the conditions attached to that permission.

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.

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

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