

Application ref: 2023/3941/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 26 February 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
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 St Pancras Way
London
Camden
NW1 0QG

Proposal:

Details pursuant to condition 23 (Sustainable Urban Drainage Systems (SUDS)) 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: 22094-SWD-DS-01, rev P01; 22094-SWD-DP-01, rev P05; 22094-DNG-DP-03, rev P02; 22094-SWD-DT-02, rev P01; 22094-SWD-DT-01, rev P01; Technical Note prepared by Water Environment Limited, ref. 22094-SWD-TN-03, rev P02; Cover letter prepared by Water Environment Limited, ref. 22094-SWD-CO-01 P01; Clarification letter prepared by Water Environment Limited, ref. 22094-SWD-CO-03 C01; 22094-SWD-DP-01, ref. P06; 22094-SWD-DP-03, ref. C01; 22094-SWD-DP-04, ref. P01; Management and Maintenance Strategy prepared by Water Environment Limited, ref. 22094-SWD-RP-01 | C01

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

Informative(s):

1 Reasons for granting approval-

Condition 23 of 2021/2671/P requires full details of the sustainable urban drainage system as stated in the approved Flood Risk Assessment and SUDS strategy, to be submitted and approved in writing by the local planning authority, prior to the commencement of development on each plot (Plots B and C).

The submitted drainage design is generally consistent with the approved strategy, however, there are some changes to the detail.

Council's Sustainability Officer has reviewed the submitted documentation and considers the applicant has adequately explained and justified changes between the approved Flood/Drainage report and the details submitted as part of this application, and shown that the entire site area is captured in drainage calculations. Overall discharge from plots B and C from the site to both sewer and canal has decreased from 136.8l/s to 131.1l/s with a higher proportion of discharge to the canal. These changes are accepted and are an improvement from the drainage strategy as part of the original approval.

Final discharge approvals with Thames Water will be confirmed as part of the discharge of Sustainability measures as part of the s106 legal agreement for the extant consent. This is considered appropriate as Thames Water have previously provisionally agreed to previously submitted run-off rates, which were at a higher rate than the amended drainage strategy which has significantly reduced discharge rates to the sewer.

Overall, the proposed sustainable urban drainage system details are considered acceptable and as such condition 23 can be discharged.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policies CC1, CC2 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), 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