

Application ref: 2024/0025/P
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Date: 28 February 2024

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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:

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

Proposal:

Details pursuant to condition 27 (Water efficiency) of planning permission 2021/1239/P (dated 7/11/2022), for: Variation of condition 2 (approved plans) of planning permission 2017/5497/P for "Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work" with amendments to PLOT A ONLY to include alterations to external paving, enlargement of roof terrace, additional secondary entrance, setting back of the north facade, enlargement of plant enclosure, alterations to the fenestration, lowering of the balustrades and increase of the parapet height.

Drawing Nos: Water Storage Calculations prepared by GDM, rev P01, dated 24/11/2021

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

Informative(s):

1 Reasons for granting approval-

Condition 27 of 2021/1239/P requires that prior to the occupation of each Plot, evidence be submitted to and approved by the local planning authority, demonstrating that the development achieves a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use.

Plot A does not include any residential use (only office use), as such the condition requirements do not relate to Plot A as these requirements are only relevant for residential use.

Water efficiency for Plot A has been addressed through the BREEAM assessment undertaken as part of planning permission 2017/5497/P, dated 17/03/2020.

Council's Sustainability Officer has reviewed the application and considers this acceptable. As such, condition 27 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 30 (PV cells) and 43 (Lighting Strategy) of planning permission 2021/1239/P dated 10/11/2022 are outstanding and require details to be submitted and approved. Condition 23 has been submitted and is pending approval.

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



Daniel Pope
Chief Planning Officer