

Application ref: 2024/2496/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 amendments to planning permission 2021/1239/P dated 10/11/2022 (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.), namely for the addition of a glazed door to the west elevation and addition of louvre above an entrance door to the south elevation.

Drawing Nos:

As approved: 2004_P_313 Rev H; 2004_P_314 Rev F.

As proposed: 2004_P_313 Rev K; 2004_P_314 Rev H.

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

For the purposes of this decision, condition no.2 (approved plans) of planning permission 2021/1239/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed: 11603_XP_001 Rev B, 11603_XP_100 Rev B, 11603_XP_101 Rev B, 11603_XP_102 Rev B, 11603_XP_103 Rev B, 11603_XP_104 Rev B, 11603_XP_105 Rev B, 11603_XP_204_AA Rev A, 11603_XP_230_BB Rev A, 11603_XP_231_CC Rev A, 11603_XP_232_DD Rev A, 11603_XP_233_EE Rev A, 11603_XP_302 Rev A, 11603_XP_303 Rev A and 11603_XP_304 Rev A, 1603_P_001 Rev D, 1603_P_098 Rev E, 2004_P_099 Rev A, 2004_P_100 Rev E, 1603_P_101 Rev H, 1603_P_102 Rev G, 1603_P_103 Rev G, 1603_P_104 Rev F, 1603_P_105 Rev H, 1603_P_106 Rev H, 2004_P_107 Rev E, 1603_P_108 Rev K, 1603_P_109 Rev J, 1603_P_110 Rev H, 1603_P_111 Rev C, 1603_P_RP Rev F, 2004_P_302 Rev E, 1603_P_303 Rev D, 2004_P_304 Rev C, 2004_P_311 Rev H, 2004_P_312 Rev H, 2004_P_313 Rev K, 2004_P_314 Rev H, 1603_P_321 Rev E, 1603_P_322 Rev E, 1603_P_323 Rev E, 1603_P_331 Rev F, 1603_P_332 Rev E, 1603_P_333 Rev F, 1603_P_334 Rev G, 1603_P_341 Rev F, 1603_P_342 Rev G, 1603_P_343 Rev F, 1603_P_344 Rev E, 1603_P_350 Rev E, 1603_P_450, 1603_P_451, 1603_P_452, 1603_P_453, 1603_P_454 and 1603_P_455, 2004_P_230 Rev E, 1603_P_231 Rev B, 1603_P_232 Rev 3 D, 2004_P_240 Rev E; TBA_1A-BAA-Z1-ZZ-TD-A-210002 P03 S3 and 1603_P_241 Rev C, Daylight and Sunlight Report by Waldrums dated 7th March 2018, Design and Access Statement dated September 2017, Design and Access Statement Addendum dated March 2018, Plot A design changes by Bennetts Associates dated March 2021, Energy Statement Rev P03 by KJ Tait dated December 2020, BREEAM Pre-Assessment by Max Fordham LLP dated September 2017, Townscape, Visual and Built Heritage Assessment by Tavernor Consultancy dated March 2018, Townscape, Visual and Built Heritage Assessment Addendum Plot A design changes dated January 2021, Arboricultural Impact Assessment by Aspect Arboriculture dated March 2018, Flood Risk Assessment and SUDS Strategy by GD Partnership LTD dated August 2017, Health Impact Summary by Regeneris Consulting dated March 2018, Air Quality Assessment by Waterman dated March 2021, Pedestrian Level Wind Desk-Based Assessment by RWDI Anemos Ltd dated March 2018, Updated Retail Impact Assessment by DP9 dated March 2018, Basement Impact Assessment by GD Partnership Ltd dated September 2017, Transport Assessment by Caneparo Associates dated September 2017, Noise Assessment by Waterman Infrastructure & Environment dated March 2021, Affordable Housing Statement by Gerald Eve dated March 2018, Ecology Appraisal by Aspect Ecology dated September 2017 and Preliminary Risk Assessment by DTS Raeburn dated June 2017.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting approval:

The applicant has sought to amend condition 2 of the parent application 2021/1239/P, which secures the approved drawings. The changes proposed relate solely to minor elevation alterations to the west and south elevations. These include the addition of a glazed door to the west elevation and the addition of a louvre to the south elevation.

The new glazed door to the west elevation would be located in the position of an existing glazing panel, so would not be increasing the amount of glazing to the façade. The door would match the design and appearance of other adjacent doors at this level already approved. The new louvre vent to the south elevation would be in the place of a small, glazed signage panel, and would match the venting immediately above and adjacent. The proposal has been reviewed by the Council's Urban Design Officer, who has confirmed that the amendments are acceptable. Neither of the alterations would materially impact the appearance of the building nor would be considered to be inappropriate for the building and surrounding area, so are therefore deemed to be acceptable.

There would be no significant impacts on amenity resulting from the proposed amendments.

The full impact of the scheme has already been assessed by virtue of the previous approval, reference 2017/5497/P, dated 17/03/2020 (as amended by 2021/1239/P, dated 10/11/2022). The detailed design and siting of the alterations are considered acceptable and in the context of the approved scheme, it is considered that these amendments would not have any material effect on the approved development in terms of appearance and amenity impact.

- 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 10/11/2022 under reference number 2021/1239/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



Daniel Pope
Chief Planning Officer

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