

Application ref: 2024/3332/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
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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
100 Pall Mall
London
SW1Y5NQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details required by condition 4 (detailed drawings - plot C) of planning permission 2021/2671/P dated 14/11/2022 (Demolition of existing building, and redevelopment to provide a mixed use development comprising a 9 storey building (Plot B) with two basement levels, for use as Class E and Drinking Establishment (Sui Generis), a two-storey Pavilion (Plot C4) for Class E and Drinking Establishment (Sui Generis), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works, alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision in Plot C2).

Drawing Nos:

TRI-PWA-C1-ZZ-DR-A-13209 P01; TRI-PWA-C2-ZZ-DR-A-23210 P01; TRI-PWA-C2-ZZ-DR-A-23211 P01; TRI-PWA-C2-ZZ-DR-A-23225 P01; TRI-PWA-C3-ZZ-DR-A-33204 P01; TRI-PWA-C3-ZZ-DR-A-33205 P01; TRI-PWA-C3-ZZ-DR-A-33206 P01; TRI-PWA-C4-ZZ-DR-A-44005 P02; TRI-PWA-C1-ZZ-DR-A-13201 P01; TRI-PWA-C1-ZZ-DR-A-13202 P01; TRI-PWA-C1-ZZ-DR-A-13205 P02; TRI-PWA-C1-ZZ-DR-A-13207 P01; TRI-PWA-ZZ-ZZ-DR-A-13215 P01; TRI-PWA-C2-ZZ-DR-A-23201 P01; TRI-PWA-C2-ZZ-DR-A-23205 P1; TRI-PWA-C3-ZZ-DR-A-33201 P01; TRI-PWA-C4-ZZ-DR-A-44003 P02; TRI-PWA-C4-ZZ-DR-A-44004 P02; TRI-PWA-C3-ZZ-DR-A-33001 P01; TRI-PWA-C1-ZZ-DR-A-13001 P01; TRI-PWA-C1-ZZ-DR-A-13002 P01; TRI-PWA-C1-ZZ-DR-A-13003 P01; TRI-PWA-C1-ZZ-DR-A-13004 P01; TRI-PWA-C1-

ZZ-DR-A-13005 P01; TRI-PWA-C1-ZZ-DR-A-13007 P01; TRI-PWA-C1-ZZ-DR-A-13009 P01; TRI-PWA-C1-ZZ-DR-A-13011 P01; TRI-PWA-C2-ZZ-DR-A-23001 P01; TRI-PWA-C2-ZZ-DR-A-23002 P01; TRI-PWA-C2-ZZ-DR-A-23003 P01; TRI-PWA-C2-ZZ-DR-A-23004 P01; TRI-PWA-C2-ZZ-DR-A-23005 P01; TRI-PWA-C2-ZZ-DR-A-23007 P01; TRI-PWA-C2-ZZ-DR-A-23008 P01; TRI-PWA-C2-ZZ-DR-A-23009 P01; TRI-PWA-C2-ZZ-DR-A-23010 P01; TRI-PWA-C2-ZZ-DR-A-23011 P01; TRI-PWA-C2-ZZ-DR-A-23012 P01; TRI-PWA-C3-ZZ-DR-A-33001 P01; TRI-PWA-C3-ZZ-DR-A-33002 P01; TRI-PWA-C3-ZZ-DR-A-33004 P01; TRI-PWA-C3-ZZ-DR-A-33005 P01; TRI-PWA-C3-ZZ-DR-A-33009 P01; TRI-PWA-C1C3-ZZ-SK-A-SK17.092; TRI-PWA-C2-ZZ-SK-A-SK17.093.

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

Informative(s):

1 Reasons for granting approval:

Condition 4 required the submission of detailed drawings, or samples of materials as appropriate, relating to Plot C of the proposed development. These include details of windows, doors, facing materials, balustrading, brickwork, and servicing.

The applicant has provided detailed drawings as required by the condition, including plans, elevations, and sections, as well as pictures of the sample brickwork. These have been reviewed by the Council's Urban Design Officer, who has confirmed that they are satisfied with the level of detail and information provided. The documents and drawings demonstrate that the proposed details would be in line with what was approved under the parent permission, and as such are acceptable.

As such, the full requirements of condition 4 have been met, and the condition can now be fully discharged.

The full impact of the proposed development has already been assessed as part of application 2021/2671/P.

On this basis, the submitted details are sufficient to discharge condition 4 and would ensure that the appearance of the premises and the character and appearance of the surrounding conservation area would be safeguarded, in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

2 Details for conditions 3 (Detailed drawings/samples - Plot B), 11(Landscape), 29 (Living roof details and installation), 31 (Plot C Solar PV assessment), 33 (Wind Mitigation), 34 (Sound insulation), 35 (Plant and equipment), 40 (Biodiversity Enhancements), 48 (Accessibility: M4(2) and M4 (3)), and 51 (Fire Strategy) have been submitted and are currently under review by the Council and awaiting determination.

You are reminded that conditions 7 (Plot B - Post Completion Report), 8 (Plot C - Post Completion Report), 9 (Refuse and recycling), 23 (SUDS), 30

(Photovoltaic cells), 37 (Cycle Parking - Short Stay), 42 (Piling Method Statement), 43 (Existing Water Supply Infrastructure), 44 (Plant Noise), 45 (Plant Noise), 49 (Accessibility: M4 (2) and M4(3)), 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer