

Application ref: 2024/3333/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)

Approval of Details Granted

Address:

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

Proposal:

Details required by condition 33 (wind mitigation) 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:

Pedestrian Level Wind Desk-Based Assessment RWDI #1603405 (prepared by RWDI Anemos Ltd., dated 07/08/2024).

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

Informative(s):

1 Reasons for granting approval:

Condition 33 required the submission of wind mitigation measures that would safeguard the amenities of users of the terrace areas and ensure that the development does not suffer from strong winds that would impact on the enjoyment of these spaces.

The applicant has submitted a pedestrian level wind desk-based assessment that reviews the likely wind conditions around the proposed development site, using the Lawson Comfort Criteria, which assesses the wind conditions as ranging across categories 'sitting' (most comfortable), 'standing', 'strolling', 'walking', and 'uncomfortable' (least comfortable).

Since the original assessment submitted with the parent application, there have been some minor adjustments to the proposal, such as the removal of one entrance, another entrance becoming a secondary entrance (rather than a primary one), and landscaping changes between plots C2 and C3. The updated assessment demonstrates that all thoroughfare locations on the site are expected to have conditions ranging from acceptable for 'sitting' use through to 'strolling' use. Three entrances are expected to have 'strolling' conditions, which would be too windy for the intended use during the windiest season, however mitigation measures that have been introduced would resolve this.

With regards to the terrace areas in plots C2 and C4, the anticipated wind conditions range from being suitable for sitting use to standing use. Mitigation measures such as solid screens on the balconies and porous screens and soft landscaping on the terraces would be required in these spaces where the wind condition would be 'standing', as this is one category too windy for the intended amenity usage. These required mitigation measures would be minor and would be acceptable in order to establish the desired wind conditions, and details of landscaping that has already been approved would ensure that the terrace level on Plot C4 would have the desired sitting conditions. There are no occurrences of strong winds anticipated within or around the site throughout the year with the proposed development built out.

The proposed details are therefore acceptable and would ensure that the development provides adequate amenity value. The full impact of the proposed development has already been assessed as part of application ref. 2021/2671/P.

On this basis, the submitted details are sufficient to discharge the condition and are in general accordance with Policy A1 of the London Borough of Camden Local Plan 2017.

- 2 Details for conditions 11(Landscape), 29 (Living roof details and installation), 31 (Plot C Solar PV assessment), 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