

Application ref: 2024/3570/P  
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Date: 6 November 2024

**Development Management**  
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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:

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

Proposal: Details required by conditions 34 (sound insulation) and 35 (plant and equipment) 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: Tribeca Plot B & C Planning Condition 34 - M019-A (prepared by Sandy Brown, dated 21/08/2024); Tribeca Plot B & C Planning Condition 35 - M020-A (prepared by Sandy Brown, dated 21/08/2024).

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

Informative(s):

- 1 Reasons for granting:

Condition 34 required the submission of detailed technical specifications of the

building envelope including an assessment of the proposed building construction and composite façade calculations in order to predict the internal noise level in habitable rooms, so it can be confirmed that this would comply with BS8233:2014 and the Camden Local Plan. Condition 35 requires details of the sound insulation separating all non-habitable uses from adjacent residential areas.

To satisfy the requirements of the aforementioned conditions, the applicant has submitted two reports; the first of which covers the building envelope and façade insulation, and the second of which covers the internal sound insulation. The first report details that the external build-up of clay bricks with cavity wall tiles, mineral fibre slab insulation, light steel framing system and insulation, and plasterboard lining will achieve a sound insulation performance in excess of the required sound insulation for the solid façade, and that the performance requirements for glazing would be able to be achieved with standard thermal double glazing (although the specific glazing selections have yet to be made at this stage of construction, they will provide at least the minimum acoustic performances). The second report demonstrates that the internal measures utilised in both flooring and separating walls would achieve a sound insulation performance that meets requirements. The submitted technical compliance documents have been reviewed by the Council's Environmental Health Officer, who has confirmed that they show adequate compliance to the design requirements of both conditions.

Therefore, the submitted details would demonstrate that the amenity of occupiers and users of the development and surrounding premises would not be adversely affected by noise, in accordance with the condition requirements.

The full impact of the proposed development has already been assessed as part of application ref. 2021/2671/P. The planning history of the site has been taken into account when coming to this decision.

On this basis, the submitted details are sufficient to discharge both conditions and are in general accordance with Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 2 Details for conditions 9 (Refuse and recycling), 11(Landscape), 29 (Living roof details and installation), 31 (Plot C Solar PV assessment), 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), 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer