

Application ref: 2024/3438/P
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DP9
DP9
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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 31 (plot C solar PV assessment) 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:

Plot C - Condition 31 Report (prepared by Reef Group, dated 12/08/2024); TRI-PWA-B1-09-DR-A-1109_D2_C02; Solar PV Specifications (prepared by JA Solar); KJT-C3-RF-DR-M-5701_S2-P04.

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

Informative(s):

- 1 Reasons for granting approval:

Condition 31 of the original permission required the submission of an assessment into the implementation of further renewable technologies on site. Although the condition itself did not specifically mention solar panels, the condition title was 'Plot C Solar PV assessment', so the information the applicant has submitted relates predominantly to the installation of solar panels.

To satisfy the requirements of the condition, the applicant has provided a renewables feasibility report, a roof plan, and the specifications of the proposed solar panels. This demonstrates that, due to site constraints, air source heat pumps and solar PV would be the most appropriate renewable technologies to implement onsite. Other options such as ground source heat pumps, river source heat pumps, wind turbines, and biomass boilers were also considered, but for various reasons were considered not to be appropriate. The report and roof plans show that a total of 170 sqm PV array would be installed to the roofs of Plots C2 and C3.

Following officer comments, the applicant has provided an additional roof plan to show that the extent of ductwork to the roof, which would mean it would not be feasible to install further PV than what is already proposed. The details have been reviewed by the Council's Environmental Officer, who has confirmed that they would be acceptable. As such, it is considered that the information provided is sufficient to allow for the discharge of condition 31.

The full impact of the proposed development has already been assessed as part of application 2021/2671/P dated 14/11/2022.

On this basis, the submitted details are sufficient to ensure that the development provides adequate on-site renewable energy facilities and would be in accordance with the requirements of policies CC1 and CC2 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), 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 centered on the page.

Daniel Pope
Chief Planning Officer