

Application ref: 2024/3602/P  
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Date: 5 March 2025

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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 condition 48 (accessibility) 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-C2-01-DR-A-22601 Rev C1; TRI-PWA-C2-02-DR-A-22602 Rev C1; TRI-PWA-C2-04-DR-A-22604 Rev C1; TRI-PWA-C2-05-DR-A-22605 C1; TRI-PWA-C2-06-DR-A-22606 Rev C1; TRI-PWA-C2-07-DR-A-22607 Rev C1; TRI-PWA-C2-08-DR-A-22608 C1; TRI-PWA-C2-ZZ-DR-A-22610 Rev C1; TRI-PWA-C2-ZZ-DR-A-22611 Rev C1.

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

Informative(s):

- 1 Reasons for granting approval:

Condition 48 required the submission of plans to show the location and details of a fully accessible wheelchair unit and two wheelchair adaptable units, the former of which would be 2-bedroom four-person and the latter of which would be 1-bedroom two-person. These are required to be designed and constructed in accordance with Building Regulations Part M4 (2) and Part M4 (3).

The applicant has submitted accessibility plans for seven floors of the proposed residential building (L01, L02, L04, L05, L06, L07, and L08), as well as detailed and enlarged plans of the two flat types (wheelchair accessible and wheelchair adaptable). The Council's Building Control Team were consulted on the application and no response received. As such, the submitted details have been reviewed by the Planning Officer. The role of the Planning Officer is to ensure information has been provided and considered as part of the application against Policy C6 of the Camden Local Plan.

The residential building is set over multiple storeys, and each level would be accessed by passenger lifts, allowing wheelchair users to access floors of the building above ground level. The submitted plans show that there would be two wheelchair accessible flats (both 2-bedroom, 4 person) situated to the southwest corner of the building on floors L01 and L02, and five wheelchair adaptable flats (all 2-bedroom, 4 person) situated to the southeast corner of the building on floors L04, L05, L06, L07, and L08. This number of flats exceeds the requirement as set out in the condition, with one additional wheelchair accessible unit over what is required and three additional wheelchair adaptable units over what is required.

The detailed plan of the wheelchair accessible flat appears to demonstrate that the layout would either meet or exceed the requirements of part M4(3), including providing step free access to all rooms, a corridor width exceeding 900mm, and sufficient clear zones in bedrooms, bathrooms, and in front of kitchen units. The details plan of the wheelchair adaptable flat also appears to indicate compliance with the requirements of part M4(2), with step free access between all rooms, sufficient manoeuvring space inside doorways, and doors opening outward where necessary (such as in the WCs). Therefore, the submitted details appear to show compliance with parts M4(2) and M4(3). It is also noted that the number of wheelchair accessible and wheelchair adaptable rooms would exceed the requirement as set out in the condition.

Therefore, the details submitted would demonstrate that the residential units would provide flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policy C6 of the Local Plan.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy C6 of the London Borough of Camden Local Plan 2017.

- 2 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.

Details for conditions 9 (Refuse and recycling), 11(Landscape), 29 (Living roof details and installation), and 40 (Biodiversity Enhancements) have been submitted and are currently under review by the Council and awaiting determination.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer