

Luke Thrumble  
DP9  
100 Pall Mall  
LONDON  
SW1Y 5NQ

Application Ref: **2016/2532/P**  
Please ask for: **David Glasgow**  
Telephone: 020 7974 **5562**

6 June 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)  
Town & Country Planning (Development Management Procedure) Order 2010  
Town & Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended)

### Request for Screening Opinion EIA Required

Address:

**Ugly Brown Buildings  
Former Sorting Office  
2 St Pancras Way  
London  
NW1 0TB**

Proposal: Request for Environmental Impact Assessment (EIA) screening opinion for works comprising demolition of existing office building and the erection of 3 x 16 storey buildings, comprising a mix of Office; Residential (circa 250 units); and Hotel (with retail / restaurant uses at ground floor) uses.

Drawing Nos: Letter received from DP9 on 29/04/2016; and Existing Site plan.

The Council has considered your application and offers the following opinion:

The proposal falls within the description at paragraph 10b of Schedule 2 and exceeds the threshold of 150 dwellings in column 2 of the table in Schedule 2 of the 2011 Regulations (as amended). Therefore the Council considers the proposal to be 'Schedule 2



development' within the meaning of the 2011 Regulations (as amended). Accordingly, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Council has taken into account the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations. These are the characteristics of the development, its location and the characteristics of the potential impact.

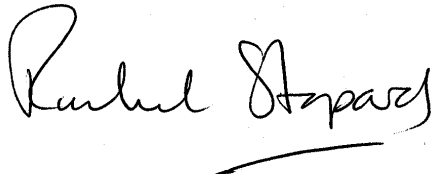
Based upon the description of the development provided and the information provided in your submission received 29/04/2016, the development could be considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location. More specifically, this is owing to the scale of the proposal, its cumulative impact with nearby development and the potential effects on the surrounding ecology, traffic, emissions, and surrounding centres.

Accordingly, in exercise of the powers conferred by regulation 5(5) of the 2011 Regulations (as amended), the Council hereby considers that the proposed development described in your request and the documents submitted with it is 'EIA development' within the meaning of the 2011 Regulations (as amended), and hence a positive screening opinion is hereby adopted.

Informative:

1. The applicant is advised that, by virtue of Regulation 5, part 7(b) of the 2011 Regulations (as amended), a request to the Secretary of State to make a screening direction.

Yours faithfully



Rachel Stopard  
Director of Supporting Communities

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