

Application ref: 2020/3160/P
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Date: 27 October 2020

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Bennetts Associates
1 Rawstorne Place
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**2 - 6A St Pancras Way
(Former Old Sorting Office)
London
NW1 0TB**

Proposal:

Details of conditions 32 (written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas) for Plot A, and condition 43 (Structural integrity of the canal wall) for Plot A, pursuant to planning permission 2017/5497/P dated 17/03/2020 for; Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10 x studio, 29 x 1 bed, 27 x 2 bed 7 x 3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work.

Drawing Nos: GDP-ZA1-B1-DR-S-1600 Rev. P12 Note 8; GDP-ZA1-B1-DR-S-1990 Rev. P16 Note 8; GDP-ZA1-B1-DR-S-2402 Rev. P13 Note 8; GDP-ZA1-B1-DR-S-2406 Rev. P8 Note 8; GDP-ZA1-B1-DR-S-2407 Rev. P5 Note 8; Voltex DS Agreement Certificate 861650 product sheet 3 and Voltex DS Bentonite Geotextile Waterproofing Technical Data; RSK report ref. 371654-01(01) dated August 2019; RSK report ref. 371654-01(01) dated August 2019; RSK report on the Retaining Wall Assessment ref. 371654-L01(00) dated the 19th. May 2020; drawing nos. S-1990 and 240; GDP Plot A, Canal steel sheet pile retaining wall stability method statement ref. 16/017 Rev. A dated 30/06/20 and Retaining Wall Assessment 371654-L01 (00);

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

Informative(s):

1 Reason for granting permission-

Details of conditions 32 (written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas) for Plot A, and condition 43 (Structural integrity of the canal wall) for Plot A have been submitted and consulted upon with internal consultees and the Canals and River Trust.

Condition 32 (Ground investigation) - A written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas has been submitted as part of this application. The Canals and River Trust have been consulted on this application and their comments have been discussed and incorporated into the document. Concern was raised to the Radon measures to be incorporated but through the process of the application it was confirmed that a radon protection membrane would be installed as part of the basement waterproofing system which is considered acceptable. The submitted documents have been assessed by the Council's Technical Officer and consider them to be acceptable in terms of the requirements of the condition.

Condition 43 (Structural integrity of the canal wall) - The report submitted goes through the structural integrity of the wall as well as the recommendation to propping/strutting across the entire length of the canal wall. The Canals and River Trust (C&RT) has assessed this information as the works need to comply with the Code of Practice for Works Affecting the Canal & River Trust. The C&RT Environmental Scientist has now discussed requirements with the applicants and it has been agreed that the information submitted is sufficient to satisfy the condition.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the canal nor the wider environment.


The proposed development is in general accordance with policies G1, D1, A1, A3 and DM1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that all other conditions 3,4,5,7,9, 22, 24, 25, 26, 29,30,31, 34, 35, 36, 37 ,38, 39, 42, 44, 45 and 46 of planning permission 2017/5497/P dated 17/03/2020 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 2019.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment