

Application ref: 2021/1006/P  
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Date: 7 September 2021

**Development Management**  
Regeneration and Planning  
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DP9  
100 Pall Mall  
London  
SW1Y5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**2-6 St Pancras Way**  
**London**  
**NW1 0TB**

Proposal: Approval of details for Condition 22 a) (SUDS) of planning permission 2017/5497/P 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) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work" with amendments to PLOT A ONLY to unclude alterations to external paving, enlargement of roof terrace, additional secondary entrance, setting back of the north facade, enlargement of plant enclosure, alterations to the fenestration, lowering of the balustrades and increase of the parapet height. This Approval of Detail application relates solely to Plot A.

Drawing Nos: Letter from Savills dated 27.08.21; Blue Roof Maintenance sheet; 20038-0601 Rev C; 20038-0302; 20038-0301; Letter dated 19th February 2021 from Water Environmental Limited; Storm Sewer Design dated 21/01/2021; 20038-0201 Rev C;

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

Informative(s):

## 1 Reasons for granting consent-

Condition 22 relates to the Sustainable Urban Drainage details. It is broken down into a) b) and c) in relation to the plots. This application solely relates to part a). Details have been submitted and are considered to meet the requirements of the condition. The applicant has submitted an interim drainage strategy and confirmed that the Canal and Rivers Trust and Thames Water have agreed the revised run off rates. The applicant has provided maintenance tasks and frequencies for all drainage features and a letter from the maintenance company has been received. The details have been assessed by the Council's Sustainability Officer who supports the details in relation to this condition. Therefore, this condition can be part discharged with parts b) and c) needing to come forward at a later date.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance policies CC1, CC2 and CC3 of the Camden Local Plan 2017. The proposed development also accords with The London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that conditions 3, 4, 5, 7, 9, 22b, 22c, 23, 24, 29, 30, 31, 34, 35, 36, 37, 38, 39, 42, 44, and 46 of planning permission 2017/5497/P dated 17th March 2020 are outstanding and require information to be submitted.

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 2021.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer