

Application ref: 2020/4315/P
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Date: 8 September 2021

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Bennetts Associates
1 Rawstorne Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**6 A St Pancras Way
London
NW1 0TB**

Proposal: Details of conditions 45 (Piling Method Statement) 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) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work.

Drawing Nos: The Apex Thames Water Emergency Preparedness Plan (EPP) dated August 2021; 7-4.1 KF CFA Works Package Plan dated 20/05/2020; PLD 21 75062 Pile layout; GDP ZA1 ZZ SK S 3015 Rev P2; Instrumentation and Monitoring dated 15th June 2020; Letter of no further comments X2039-1144 dated 25th August 2021;

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

Informative(s):

- 1 Reasons for granting consent-

Condition 45 relates to a requirement for a piling method statement to be

prepared in consultation with Thames water. Thames Water have reviewed the information provided and agree to discharge Condition 45. This is based on the understanding that piling/demolition works are carried out in accordance with the Thames Water Letter of No Further Comment (with reference X2039-1144 and dates 25.08.2021) and the documents referenced in the letter. The applicant is advised to contact Thames Water if these plans change so that they can re-assess the risk to their assets. As Thames Water has issued a Letter of No Further Comment, this condition can be discharged.

Canals and Rivers Trust commented on the application and their comments have been taken into account and addressed within the submitted information. They have stated that they have no further comments to make.

As such, the proposed development is in general accordance policy A5 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



Daniel Pope
Chief Planning Officer