

Application ref: 2022/5524/P
Contact: Josh Lawlor
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Date: 8 February 2023

Development Management
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Tasou Associates Limited
4 Amwell Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

18 - 20 St Pancras Way
London
NW1 0QG

Proposal:

Details pursuant to condition 3 (Living Roof) and condition 4 (Measures to protect stability of Regent's Canal) of planning permission reference 2018/4942/P dated 31/03/2020 for erection of 2 storey, 2 bedroom dwelling at rear, following demolition of sub-station, removal of external staircase, replacement of walkways with balconies and internal alterations to first floor of the existing building No. 18-20 St Pancras Way.

Drawing Nos: 1730_DD.06, 1730_GA.104 C, Wallbarn Green Roof brochure, M-Tray brochure, Wallbarn Irrigation system, Method statement for piling works 20220718, Rams St Pancras Way.

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

Informative(s):

1 Reasons for granting approval:

The substrate-based extensive living roof with sedum planting is considered to be suitable for the site and to be of sufficient substrate depth to support the eleven sedum species proposed. The living roof would enhance the landscaped appearance and biodiversity of the site. A maintenance procedure

and irrigation system have been submitted to ensure the quality of the living roof is maintained.

The applicant has submitted a Method Statement for the piling works and an Operation Method Statement and Risk Assessment. The measures to protect the stability of the Regent's Canal and the canal's water quality are considered acceptable. The applicant team has liaised with the Canal and River Trust directly and the Trust has raised no objection to condition 4 being discharged.

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

As such, the proposed details are in general accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

- 2 The applicant/developer should refer to the current Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust" to ensure that the necessary consents are obtained from the Trust's Third Party Work's, regarding the proposed Risk Assessment and Method and piling proposals. Please contact enquiries.tpwsouth@canalrivertrust.org.uk. See Code of Practice here: <http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>.
- 3 You are advised that all conditions relating to planning permission granted on 31/03/2020 under ref. 2018/4942/P, which need details to be submitted, have been 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 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