

Application ref: 2023/0258/P
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Date: 9 March 2023

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DP9
DP9
100 Pall Mall
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
2 St Pancras Way
London
Camden
NW1 0QG

Proposal:

Details pursuant to condition 38 (Canal wall) of planning permission 2021/2671/P for demolition of existing building, and redevelopment to provide a ninestorey building with two basement levels for flexible Class E and Sui Generis Use, a two-storey Pavilion for flexible Class E and Drinking Establishment (Sui Generis Use), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works.

Drawing Nos: Cover letter prepared by DP9 Ltd., dated 18/01/23; Monitoring Strategy, prepared by JD Partnership Ltd., dwg. no. GDP-PB ZZ-SK-S-003015, rev P01, Jan 2023; Monitoring Strategy, prepared by JD Partnership Ltd., dwg. no. GDP PC ZZ SK S 3015, Appendix D - Monitoring Strategy

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

Informative(s):

- 1 Condition 38 requires that prior to the commencement of any works on site,

details of mitigation measures to ensure the consented development does not impact on the structural integrity of the canal, be submitted to and approved in writing by the Local Planning Authority. Approved measures are to remain in situ during the construction works.

The submitted Outline Monitoring Strategy along with two diagrammatical representations, set out the mitigation measures proposed that will ensure that the structural integrity of the canal is maintained during the construction works.

The Canal & River Trust has reviewed the monitoring strategy and associated documents, and has no objections to make.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policies A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (Detailed drawings/samples - Plot B), 4 (Detailed drawings/samples - Plot C), 6 (Circular Economy and Operational waste Management Strategy), 7 (Plot B - Post Completion Report), 8 (Plot C - Post Completion Report), 9 (Refuse and recycling), 11 (Landscape), 23 (SUDS), 24 (SUDS Compliance), 26 (Air Quality Plot C), 29 (Living roof details and installation), 30 (Photovoltaic cells), 31 (Plot C Solar PV assessment), 33 (Wind Mitigation), 34 (Sound insulation), 35 (Plant and equipment), 37 (Cycle Parking - Short Stay), 40 (Biodiversity Enhancements), 41 (Lighting Strategy), 42 (Piling Method Statement), 43 (Existing Water Supply Infrastructure), 44 (Plant Noise), 45 (Plant Noise), 48 (Accessibility: M4(2) and M4 (3)), 49 (Accessibility: M4 (2) and M4(3)), 50 (Condition survey of the waterway wall), 51 (Fire Strategy), 52 (Fire Statement), 53 (Post-construction assessment - Greater London Authority's Whole Life-Cycle Carbon Assessment) and 54 (Life details) of planning permission 2021/2671/P granted on 7/11/2022 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 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