

Application ref: 2023/1330/P  
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Date: 22 June 2023

**Development Management**  
Regeneration and Planning  
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Fuller Long Limited  
The Granary  
1 Waverley Lane  
Farnham  
GU9 8BB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Land fronting Stephenson Way (to the rear of 222 Euston Road adjacent to 210 Euston Road)  
London  
NW1 2DA**

Proposal: Non-material amendment to planning permission ref: 2018/2316/P dated 20/10/2020 for: "Erection of a 7 storey building plus basement for student accommodation use with rooms of accommodation on the upper floors and shared amenity space at ground and sixth floor levels and terrace at 6th floor level fronting Stephenson Way (Sui Generis), plus retention of the vehicular easement from Stephenson Way to therear of 222 Euston Road", namely to erect a secondary stair core, increased plant area within the basement and ground level, increase number of cycle parking, relocation of lift, correction to existing ground floor level to reflect the actual street level due to inaccurate original topographic survey, minor amendments to internal floor levels due to detailed structural design but no overall effect to height, and minor changes to fenestration at ground level to accommodate the UKPN substation

Drawing Nos: Existing drawings: D 0099 D4, D 0100 D3, D 0101 D4, D0102 D3, D0103 D3, D0104 D3, D0105 D5, D0106 D4, D0107 D6, D0205 D4, D0210 D5, D0211 D6, D0230 D6, D0231 D6.

Proposed drawings:

(PL)-03000 P01 23.03.23, (PL)-03100 P01 23.03.23, (PL)-03100B P01 23.03.23, (PL)-03101 P01 23.03.23, (PL)-03102 P01 23.03.23, (PL)-03103 P01 23.03.23, (PL)-03104 P01 23.03.23, 03101 P01 23.03.23, 03105 P01 23.03.23, 03106 P01 23.03.23, (PL)-03107 P01 23.03.23, (PL)-03001 P01 23.03.23, (PL)-03200 P01 23.03.23, (PL)-03201 P01 23.03.23, (PL)-03202 P01 23.03.23, (PL)-03301 P01 23.03.23, (PL)-03302 P01

Supporting documents: BIA Phase 1 - Screening and Scoping Report prepared by CGL dated May 2018; Basement Impact Assessment prepared by CGL dated April 2019; Rapid Health Impact Assessment Matrix dated April 2017; Preliminary Ecological Appraisal prepared by PJC dated 29 March 2018; Noise Assessment Report prepared by Equus dated March 2018; Urban Student Life Management Statement dated April 2018; Energy Strategy prepared by Thornley & Lumb (third issue) dated 21.02.18; Design and Access Statement prepared by TP Bennett dated May 2018; Air Quality Assessment prepared by Hoare Lea dated 25 February 2019; Transport Assessment prepared by Robert West dated April 2018; Planning Statement prepared by TP Bennett dated May 2018; Archaeological Desk Based Assessment prepared by CGMS dated March 2018; Drainage Strategy prepared by Lanmor dated November 2018; Accommodation and Area Schedule prepared by TP Bennett; Phase 1 Contamination Assessment prepared by MLM dated 25/04/18; Secured By Design Statement V2 prepared by TP Bennett; Arboricultural Survey prepared by PJC dated 10th October 2018; Response to Objection prepared by Robert West dated 09/10/2018; Letter prepared by TP Bennett dated 10 October 2018; The Oakwood Deed of Grant of Right of Way and Variation of Lease dated 1991; UK Student Housing Update prepared by Knight Frank; London Student Housing report dated 2017; BREEAM Pre Assessment Report dated 20/04/18; Daylight and Sunlight Amenity prepared by Malcolm Hollis dated 07 December 2018; Non Material Amendment Planning Statement dated 27th March 2023 by Clare Preece of Fuller Long Limited; Consented VS Proposed Design Summary March 2023 Rev A.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2018/2316/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings: D 0099 D4, D 0100 D3, D 0101 D4, D0102 D3, D0103 D3, D0104 D3, D0105 D5, D0106 D4, D0107 D6, D0205 D4, D0210 D5, D0211 D6, D0230 D6, D0231 D6.

Proposed drawings:

(PL)-03000 P01 23.03.23, (PL)-03100 P01 23.03.23, (PL)-03100B P01 23.03.23, (PL)-03101 P01 23.03.23, (PL)-03102 P01 23.03.23, (PL)-03103 P01 23.03.23, (PL)-03104 P01 23.03.23, 03101 P01 23.03.23, 03105 P01 23.03.23, 03106 P01 23.03.23, (PL)-03107 P01 23.03.23, (PL)-03001 P01 23.03.23, (PL)-03200 P01 23.03.23, (PL)-03201 P01 23.03.23, (PL)-03202 P01 23.03.23, (PL)-03301 P01 23.03.23, (PL)-03302 P01 23.03.23, Job No. 21012, Prepared by Darling Associates Architects.

Supporting documents: BIA Phase 1 - Screening and Scoping Report prepared by CGL dated May 2018; Basement Impact Assessment prepared by CGL dated April 2019; Rapid Health Impact Assessment Matrix dated April 2017; Preliminary Ecological Appraisal prepared by PJC dated 29 March 2018; Noise Assessment Report prepared by Equus dated March 2018; Urban Student Life Management Statement dated April 2018; Energy Strategy prepared by Thornley & Lumb (third

issue) dated 21.02.18; Design and Access Statement prepared by TP Bennett dated May 2018; Air Quality Assessment prepared by Hoare Lea dated 25 February 2019; Transport Assessment prepared by Robert West dated April 2018; Planning Statement prepared by TP Bennett dated May 2018; Archaeological Desk Based Assessment prepared by CGMS dated March 2018; Drainage Strategy prepared by Lanmor dated November 2018; Accommodation and Area Schedule prepared by TP Bennett; Phase 1 Contamination Assessment prepared by MLM dated 25/04/18; Secured By Design Statement V2 prepared by TP Bennett; Arboricultural Survey prepared by PJC dated 10th October 2018; Response to Objection prepared by Robert West dated 09/10/2018; Letter prepared by TP Bennett dated 10 October 2018; The Oakwood Deed of Grant of Right of Way and Variation of Lease dated 1991; UK Student Housing Update prepared by Knight Frank; London Student Housing report dated 2017; BREEAM Pre Assessment Report dated 20/04/18; Daylight and Sunlight Amenity prepared by Malcolm Hollis dated 07 December 2018; Non Material Amendment Planning Statement dated 27th March 2023 by Clare Preece of Fuller Long Limited; Consented VS Proposed Design Summary March 2023 Rev A.

Reason: For the avoidance of doubt and in the interest of proper planning.

For the purposes of this decision, condition no.7 of planning permission 2018/2316/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 7

The secure and covered cycle storage area for forty (40) cycles hereby approved shall be provided in its entirety and the access ramp clearly marked out with a cycle priority lane along its entire length prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate and safe cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

##### 1 Reasons for granting approval:

Planning permission was granted on 20 October 2020 ref: 2018/2316/P for the Erection of a 7-storey building plus basement for student accommodation use with 78 rooms of accommodation on the upper floors including shared amenity space at ground and sixth floor level and terrace at 6th floor level fronting Stephenson Way.

A NMA was granted on the 1st of March 2023 under planning permission 2023/0314/P which amended the description of the approved development to remove reference to the number of units.

This proposal seeks the following:

1. Secondary stair core added to comply with building safety act and revised

building regulations.

2. Increased plant areas and UKPN substation added to comply with revised building regulations and increased services requirements.
3. Increase cycle parking capacity.
4. Reduction in numbers of studios from 78 to 72 rooms due to secondary stair core and removal of threedio's on the recommendations of the fire consultant as a result of revised building regulations, but still maintaining minimum room sizes required.
5. Relocation of platform lift to rear façade to allow for access to the bin store due to new stair location.
6. Minor correction to existing ground floor levels due to inaccurate original survey.
7. Minor amendments to floor levels due to detailed structural design.

The NMA is required due to changes to the fire regulations since the issuing of the decision (2018/2316/P), which has necessitated a second staircase to be provided within the building to meet with current requirements.

Whilst the internal layouts have been affected by the design changes listed above, the scale, mass and design of the consented scheme has been retained and only minor amendments made to suit the layout changes within.

The UKPN substation added on the ground floor fronting Stephenson Way is required due to the revised building regulations and increased services requirements. As a result, the ground floor exterior has been slightly amended to delete two floor to ceiling windows with a outward swinging door. The outward swining door is covered with aluminium louvres which hides the UKPN from the view of the street.

The previous planning permission (2023/0314/P) granted a reduction of rooms from 79 to 72, which in principle would reduce the number of cycle parking required to be provided. However, an increase of 1 cycle parking is proposed, taking the total to 40 cycles. This provides a more sustainable mode of transport and is welcomed.

It is considered that the proposed development will result in the substantially the same development and can be considered as a non-material amendment to the approved scheme ref 2018/2316/P. It is considered reasonable and appropriate in the circumstance and will have no adverse material effect in terms of landuse, design and bulk of the approved scheme and impact on surrounding streetscene and neighbourhood amenity.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission ref 2018/2316/P dated 20/10/2020 and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above a faint, light grey rectangular stamp.

Daniel Pope  
Chief Planning Officer

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