

Application ref: 2023/2147/P
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Date: 24 July 2023

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Fuller Long Limited
The Granary
1 Waverley Lane
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United Kingdom

Dear Sir/Madam

aDECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details pursuant to condition 14 (a) (partial discharge of contaminated land condition) of 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".

Drawing Nos: Preliminary Programme of Works for Stephenson Way prepared by GEO dated 23rd May 2023

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

Informative(s):

1 Reasons for granting approval

A written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas has been submitted. The Contaminated Land officer has confirmed that the scope of the programme is considered satisfactory. Given this, the details are considered sufficient to discharge condition 14, part a. Subject to the submission of details required to discharge the remaining parts of this condition, the submission demonstrates that the development would protect future occupiers from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies G1, D1, A1, and DM1 of the Camden Local Plan 2017.

2 You are reminded that conditions 3 & 4 (detailed drawings), 5 (brickwork), 8 (PV cells), 14b (contaminated land remediation measures and verification report), 15 (mechanical ventilation), 16 (external plant), 18 (bird and bat boxes), and 19 (fire statement) of planning permission 2018/2316/P granted on 20 October 2020 are outstanding and require details to be submitted and approved.

You are advised that details have been submitted for conditions 9 (sustainable drainage system), 10 (impact piling) and 11 (air quality monitoring) and the submissions are currently being assessed.

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