

Application ref: 2023/2859/P  
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Date: 2 October 2023

**Development Management**  
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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)

### **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 of piling method statement required by condition 10 of planning permission 2018/2316/P dated 20/10/2020 for erection of a 7-storey building plus basement for student accommodation use fronting Stephenson Way (Sui Generis) including retention of vehicular easement.

Drawing Nos: Works Method Statement prepared by GSS Piling dated 27-06-2023; 221074-MNP -A -FN -DR -S -1011A Rev P01; 221074-MNP -A -FN -DR -S -2102A Rev P02

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

Informative(s):

#### 1 Reasons for granting approval

A pile layout plan and a piling works method statement have been submitted. The layout plan shows that the piling would be a sufficient distance from Thames Water assets and so would not harm this infrastructure. Thames Water have confirmed that the piling condition can be discharged based on the

information submitted. The submitted details are therefore considered acceptable and demonstrate that the below ground public utility infrastructure and controlled waters would be safeguarded.

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 Policy CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 & 4 (detailed drawings), 5 (brickwork), 8 (PV cells), 14 (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 condition 14b (ground investigation results) 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer