

Application ref: 2023/3675/P  
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Date: 12 October 2023

**Development Management**  
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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 ground investigation results required by condition 14b 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: Geoenvironmental Interpretive Report reference CG/28583A/R002, prepared by CGL, dated September 2023

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

Informative(s):

#### **1 Reason for granting permission**

The submitted report details additional site investigation works completed on site comprising four windowless boreholes.

Chemical analysis has been carried out on both made ground and natural samples, with all results compared against screening criteria for a residential

end use. This is considered to be an appropriate assessment criteria, as no areas of soft landscaping are proposed for the site, and the proposed use is student accommodation. All concentrations were recorded below the screening criteria.

It agreed that the risk to future site users from the site are low, given the low concentrations of contaminants of concern recorded, and given the majority of the made ground is anticipated to be removed during the construction of the basement.

The report is considered to be satisfactory to discharge condition 14b, noting the site is considered to pose a low risk, and no remediation is reported to be required on site. The submitted details demonstrate that future occupiers of the development would be protected from the possible presence of ground contamination.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies G1, D1, A1 and DM1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2021.

- 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 11 (air quality monitoring) and the submission is 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