

Application ref: 2023/4040/P
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Date: 13 October 2023

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Fuller Long Limited
The Granary
1 Waverley Lane
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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 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', approved; namely amendment to condition 11 (air quality) to amend trigger to allow breaking out of existing slab and installation of 7 piles prior to full discharge.

Drawing Nos: Letter prepared by Fuller Long dated 25th September 2023; 23203_DRG100_Proposed Pile Layout_C2; Email from Box Associates dated 5th October 2023 confirming 3 months clear air monitoring

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.11 of planning permission 2018/2316/P shall be replaced with the following condition:

REPLACEMENT CONDITION 11

No development shall take place, other than cutting and breaking out the existing slab, erection of hoarding and installation of 7 piles to form the basement, until full

details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval

In accordance with condition 11, details of air quality monitors have been submitted. Their location, number and specification are acceptable. The condition requires that the monitors be in place for 3 months prior to the implementation date. However, the applicant needs to implement the parent planning permission 2018/2316/P before it expires 20/10/2023 and there is insufficient time prior to implementation to allow 3 months of air quality monitoring data to be submitted to establish a baseline. Therefore, the applicant has confirmed that initial implementation works will be limited and would only include the cutting and breaking out of the existing car park slab, the installation of hoarding and the installation of 7 piles. The intention is to complete these initial works by the 3rd November 2023. The commencement of the remaining piling and other works to implement the permission will not resume until February 2024.

Monthly reports will be issued to Camden outlining the monitoring results and any on-site activity for the duration of the baseline monitoring period and throughout the construction period. This will allow the collection of data both prior to initial implementation, during the initial implementation phase and for a 3 month period between initial implementation and full implementation. Air Quality officers have confirmed that this data will be sufficient to establish a baseline and that the trigger of the condition can be amended accordingly. The amendment to the trigger would not materially affect the construction phase monitoring and any actions required to be taken to avoid exceedances.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. In the context of the permitted scheme, it is considered that the amendment to Condition 11 would not have any material effect on the approved development in terms of its impact on local air quality or neighbour amenities. The amendment to Condition 11 can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the amendment of Condition 11 and shall only be read in the context of the substantive permission granted on 20/10/2020 under reference number 2018/2316/P and is bound by all the conditions and obligations if necessary 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 the printed name and title.

Daniel Pope
Chief Planning Officer

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