

Application ref: 2024/0029/P
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Date: 11 January 2024

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Request for Screening Opinion EIA Not Required

Address:
100 Chalk Farm Road
London
NW1 8EH

Proposal:

Request for screening opinion under Regulation 6 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017 for the redevelopment of the site to provide 265 student accommodation units, together with 455 sqm (GIA) of commercial space, 24 affordable residential units, with new public realm and landscaping.

Drawing Nos: 100 and 100a Chalk Farm - Request for an Environmental Impact Assessment (EIA) Screening Opinion (prepared by Trium, dated 21/12/2023)

The Council has considered your application and offers the following opinion:

The proposed development does not trigger the thresholds for Schedule 1 Development or trigger the thresholds for Schedule 2 Development (part 10b), given that the development does not include i) more than 1 hectare of urban development which is not dwellinghouse development; ii) more than 150 dwellings, or iii) the overall area does not exceed 5 hectares.

Although located within the Regents Canal Conservation Area, the site is not within a 'Sensitive Area' as defined by the EIA Regulation. Based upon the description of the development provided and the information provided in the submissions dated 21 December 2023, the development is not considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

The Council hereby considers that the proposed development described in your request and the documents submitted with it, is not 'EIA development' within the meaning of the 2017 Regulations. Therefore, the Screening Opinion adopted is that an EIA is not required.

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 2023.

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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