

Application ref: 2023/4524/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Email: David.PeresDaCosta@camden.gov.uk  
Date: 13 March 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

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)

### **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 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 the rear of 222 Euston Road" approved; namely: enlargement of basement to allow plant room underneath approved car ramp; and northern retaining wall of basement to step inwards by 250mm.

Drawing Nos: (PL)-03100B\_P04; (PL)-03303\_P01; Cover letter prepared by Fuller Long dated 18th October 2023; TECHNICAL NOTE: BASEMENT IMPACT ASSESSMENT COMPARISON prepared by Mason Navarro Pledge dated December 2023

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

**REPLACEMENT CONDITION 2**

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings: D 0099 D4, D 0100 D3, D 0101 D4, D0102 D3, D0103 D3, D0104 D3, D0105 D5, D0106 D4, D0107 D6, D0205 D4, D0210 D5, D0211 D6, D0230 D6, D0231 D6.

Proposed drawings:

(PL)-03000 P01 23.03.23, (PL)-03100 P01 23.03.23, (PL)-03100B P04, (PL)-03101 P01 23.03.23, (PL)-03102 P01 23.03.23, (PL)-03103 P01 23.03.23, (PL)-03104 P01 23.03.23, 03101 P01 23.03.23, 03105 P01 23.03.23, 03106 P01 23.03.23, (PL)-03107 P01 23.03.23, (PL)-03001 P01 23.03.23, (PL)-03200 P01 23.03.23, (PL)-03201 P01 23.03.23, (PL)-03202 P01 23.03.23, (PL)-03301 P01 23.03.23, (PL)-03302 P01 23.03.23, Job No. 21012, Prepared by Darling Associates Architects; (PL)-03303\_P01

Supporting documents: BIA Phase 1 - Screening and Scoping Report prepared by CGL dated May 2018; Basement Impact Assessment prepared by CGL dated April 2019; Rapid Health Impact Assessment Matrix dated April 2017; Preliminary Ecological Appraisal prepared by PJC dated 29 March 2018; Noise Assessment Report prepared by Equus dated March 2018; Urban Student Life Management Statement dated April 2018; Energy Strategy prepared by Thornley & Lumb (third issue) dated 21.02.18; Design and Access Statement prepared by TP Bennett dated May 2018; Air Quality Assessment prepared by Hoare Lea dated 25 February 2019; Transport Assessment prepared by Robert West dated April 2018; Planning Statement prepared by TP Bennett dated May 2018; Archaeological Desk Based Assessment prepared by CGMS dated March 2018; Drainage Strategy prepared by Lanmor dated November 2018; Accommodation and Area Schedule prepared by TP Bennett; Phase 1 Contamination Assessment prepared by MLM dated 25/04/18; Secured By Design Statement V2 prepared by TP Bennett; Arboricultural Survey prepared by PJC dated 10th October 2018; Response to Objection prepared by Robert West dated 09/10/2018; Letter prepared by TP Bennett dated 10 October 2018; The Oakwood Deed of Grant of Right of Way and Variation of Lease dated 1991; UK Student Housing Update prepared by Knight Frank; London Student Housing report dated 2017; BREEAM Pre Assessment Report dated 20/04/18; Daylight and Sunlight Amenity prepared by Malcolm Hollis dated 07 December 2018; Non Material Amendment Planning Statement dated 27th March 2023 by Clare Preece of Fuller Long Limited; Consented VS Proposed Design Summary March 2023 Rev A; Cover letter prepared by Fuller Long dated 18th October 2023; TECHNICAL NOTE: BASEMENT IMPACT ASSESSMENT COMPARISON prepared by Mason Navarro Pledge dated December 2023

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting permission

The area underneath the ramp would be excavated to create useable floorspace

and the alignment of the inner edge of the northern retaining wall would be altered and would step inwards by 250mm. By excavating the area (33.2m<sup>2</sup> x 2.78m) below the ramp an additional volume of 92.29 cubic metres would be created for a plant room. This room would have external access through a cat ladder from above as per Building Control and fire requirements. The proposed plant room would be at the same depth below street level as the approved basement. The proposed alterations would have no impact on the external appearance of the development.

A technical note has been prepared by the structural engineers which confirms that the sub-structure does not significantly deviate from the assumed scheme design as described in the Basement Impact Assessment (BIA) approved as part of the original permission (2018/2316/P). Therefore, the projected soil movements identified in the BIA remain valid.

Individually and cumulatively, the changes are relatively minor compared to 'the larger development' consisting of the erection of a 7 storey building with basement to provide student accommodation.

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 would not have any material effect on the approved development in terms of its appearance, impact on streetscene or impact on neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form 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 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



Daniel Pope  
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).