

Application ref: 2023/0862/P
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Date: 19 March 2024

Development Management
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Iceni Projects Ltd
Da Vinci House
44 Saffron Hill
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EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Camden Road Hostel
248-250 Camden Road
London
NW1 9HE

Proposal: Discharge of Condition 34 (Construction Management Plan) pursuant to planning permission 2020/3737/P dated 11/05/2021 (for: Redevelopment of the site to include demolition of existing hostel building and the erection of a new 4-6 storey plus basement hostel building (sui generis use) with external stairwell and rear balconies to all levels; erection of 2 x single storey garden buildings; associated works including installation of plant equipment, parking and access arrangements and tree and landscaping works.

Drawing Nos: CMP Pro Forma (26/02/2024), 6150 - 02, 6150 - 01, S01 R06, Dust Risk Assessment and Management Plan (Morgan Sindall Feb 2024), Acoustic Design Report (27/04/2020), Incoming Utilities (Morgan Sindall), Traffic Management Plan Rev 00 (Morgan Sindall), Technical Note (RSK acoustics 28/02/2024), 123007-AGL-CA-XX-DR-N-4001 PO1, Asbestos Refurbishment / Demolition Survey Report (SPS Environmental Ltd), Consultation Response Sheet

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

Informative(s):

1 Reasons for granting consent:

Condition 34 of planning permission requires a Construction Management Plan (CMP) to be submitted. Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

Such details have been submitted and reviewed by the Council's CMP team who have deemed them to be satisfactory and as such the CMP can be discharged.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies A1, T3 and T4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (Details, Materials, Samples), 5 (Lighting Strategy), 7 (Basement Works), 9 (Piling), 10 (Drainage/Waste Water Infrastructure), 11 (Post Construction radon gas and vapour investigation), 12 (Plant Noise Levels), 13 (Plant Anti-vibration Isolators), 17 (Landscaping Details), 19 (Green Roof), 20 (Bird and Bat Boxes), 21 (SuDS: Evidence of installation), 22 (Photovoltaic Panels), 23 (Air Source Heat Pumps), 24 (Mechanical Ventilation), 26 B (Air Quality Impacts Monitoring), 29 (Secured by Design), 31 (External Fixtures/Building Services) of planning permission 2021/3737/P granted on 11/05/2021 are outstanding and require details to be submitted and approved.

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.

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