

Application ref: 2024/1040/P
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Iceni Projects Ltd
Da Vinci House
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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:

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

Proposal: Non-Material Amendment to planning permission ref: 2020/3737/P dated 11 May 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. (Information for the purpose of consultation: the proposed development provides 39 units, which comprise 36 x studios, 2 x 1-beds and 1 x 1-bed wheelchair accessible unit)', namely to alter the exterior of the approved scheme, as well as amendments to the wording of approved conditions.

Drawing Nos: Planning Cover Letter dated 14 March 2024, NMA Design Document, 123007-WGI-CA-B1-DR-A-1000, 123007-WGI-CA-00-DR-A-1001 Rev P02, 123007-WGI-CA-00-DR-A-1002 Rev P02, 123007-WGI-CA-02-DR-A-1003 Rev P02, 123007-WGI-CA-03-DR-A-1004 Rev P02, 123007-WGI-CA-04-DR-A-1005 Rev P02, 123007-WGI-CA-05-DR-A-1006 Rev P02, 123007-WGI-CA-RF-DR-A-1007 Rev P02, 123007-WGI-CA-ZZ-DR-A-1150 Rev P02, 123007-WGI-CA-ZZ-DR-A-1151 Rev P02, 123007-WGI-CA-ZZ-DR-A-1152 Rev P02, 123007-WGI-CA-ZZ-DR-A-1153 Rev P02, 123007-WGI-CA-ZZ-DR-A-2453 Rev P02, 123007-WGI-CA-ZZ-DR-A-2454 Rev P02.

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 2020/3737/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

Existing Drawings:

1931-RCK-ZZ-XX-DR-A- 08000 Rev. P01; 1931-RCK-ZZ-00-DR-A- 08001 Rev. P01; 1931-RCK-ZZ-RF-DR-A- 08002 Rev. P01; 1931-RCK-ZZ-XX-DR-A- 08003 Rev. P01; 1931-RCK-ZZ-XX-DR-A- 08004 Rev. P01; 1931-RCK-ZZ-XX-DR-A- 08005 Rev. P01; 1931-RCK-ZZ-XX-DR-A- 08006 Rev. P01.

Proposed Drawings:

1931-RCK-ZZ-XX-DR-A- 08203 Rev. P01; 1931-RCK-ZZ-XX-DR-A- 08204 Rev. P01; 1931-RCK-ZZ-XX-DR-A- 08300 Rev. P04; 1931-RCK-ZZ-XX-DR-A- 08301 Rev. P04; 1931-RCK-ZZ-XX-DR-A- 08302 Rev. P01; 1931-RCK-GU-00-DR-A- 90102 Rev. P02; 1931-RCK-ZZ-B1-DR-A-90100 Rev. P02; 1931-RCK-ZZ-00-DR-A-90101 Rev. P02; 1931-RCK-ZZ-01-DR-A-90103 Rev. P02; 1931-RCK-ZZ-04-DR-A-90104 Rev. P02; 1931-RCK-ZZ-05-DR-A-90105 Rev. P02, 1931-RCK-ZZ-XX-DR-A- 08107 Rev. P01; 123007-WGI-CA-B1-DR-A-1000; 123007-WGI-CA-00-DR-A-1001 Rev P02; 123007-WGI-CA-00-DR-A-1002 Rev P02; 123007-WGI-CA-02-DR-A-1003 Rev P02; 123007-WGI-CA-03-DR-A-1004 Rev P02; 123007-WGI-CA-04-DR-A-1005 Rev P02; 123007-WGI-CA-05-DR-A-1006 Rev P02; 123007-WGI-CA-RF-DR-A-1007 Rev P02; 123007-WGI-CA-ZZ-DR-A-1150 Rev P02; 123007-WGI-CA-ZZ-DR-A-1151 Rev P02; 123007-WGI-CA-ZZ-DR-A-1152 Rev P02; 123007-WGI-CA-ZZ-DR-A-1153 Rev P02; 123007-WGI-CA-ZZ-DR-A-2453 Rev P02; 123007-WGI-CA-ZZ-DR-A-2454 Rev P02.

Supporting Documents:

Air Quality Impact Assessment (prepared by Isopleth Ltd, dated July 2020); Arboricultural Impact Assessment Report (prepared by Sharon Hosegood Associates, dated May 2020); Basement Impact Assessment (prepared by H Fraser Consulting, dated 03/12/2020); Camden Hostel Ecological Appraisal (prepared by Baker Consultants, dated December 2019; Daylight and Sunlight Study (Neighbouring Properties) (prepared by Right of Light Consulting, dated 04/08/2020); Design and Access Statement (prepared by RCKa Architects, dated 22/07/2020); Energy and Sustainability Statement (prepared by E3 Consulting Engineers, dated 19/05/2020); Energy Calculations for Accessible Unit with PV (prepared by Elmhurst Energy, dated 02/02/2021); Energy Calculations for End of Terrace Top Floor with PV (prepared by Elmhurst Energy, dated 02/02/2021); Energy Calculations - SBEM Data Reflection Report - Actual Building (prepared by Michael Andrews - Energy Saving Experts Ltd, dated 02/02/2021); 4564 CRH GKA Reporting Spreadsheet 03 Feb 21 (received 04/02/2021); Equality Impact Assessment (prepared by London Borough of Camden, dated June 2020); Fire Strategy Overview (prepared by BWC Fire Limited, dated 10/11/2020); Flood Risk Assessment and Surface Water Drainage Strategy (prepared by Ambiental Environmental Assessment, dated 18/06/2020); Health Impact Assessment (prepared by Lichfields, dated 07/08/2020); Landscape Plan (prepared by Camlins, dated 03/08/2020); Letter containing Daylight and Sunlight Analysis to Extant Planning Permission at 99 Camden Road (prepared by Right of Light Consulting, dated 18/01/2021; Letter titled Camden Road Hostel - BIA tree removal (prepared by Rodrigues Associates, dated 03/02/2021); Overheating Analysis and The Requirement for Additional Cooling Design Note (prepared by E3 Consulting Engineers, dated 18/02/2021); Planning and Heritage Statement (prepared by

Lichfields, dated August 2020); Planning Noise Report (prepared by Ion Acoustics, dated 19/06/2020); Preliminary Roost Assessment (prepared by Brindle and Green Ecological Consultants, dated August 2020); Protected Species Report: Bat Presence and Absence Survey (prepared by Bindle and Green Ecological Consultants, dated September 2020); Transport Statement (prepared by Pulsar Transport Planning, dated July 2020); Tree Proposals Plan (prepared by Camlins, dated 03/08/2020), NMA Design Document, NMA Cover Letter dated 14 March 2024.

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

For the purposes of this decision, condition no.4 of planning permission 2020/3737/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The wheelchair accessible unit shown on the plan number 123007-WGI-CA-00-DR-A-1001 Rev P02 hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3), with all other units being designed and constructed in accordance with Building Regulations Part M4 (1).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval:

The current proposal seeks to make an amendment to the approved development, namely to make alterations to the exterior of the approved scheme (condition 2), as well as amendments to the wording of an approved condition (condition 4).

The exterior alterations under condition 2 include:

1. Minor reduction in building height. Under the approved scheme (2020/3737/P), the maximum height presented was 63.15m AOD, under the NMA, the maximum height would be 62.862m AOD, therefore a reduction in the height of the building by 288mm.
2. Extended maintenance access ladder at roof level. The approved scheme does not presently allow for appropriate access arrangements to the roof for maintenance purposes. Therefore, an extended roof access ladder, 1100mm above the roof parapet level to the north east elevation of the building is proposed.
3. Minor changes to approved cladding modules. From 250mm x 300mm in size, to 225mm x 300mm in size of a similar appearance.
4. Use of alternative materials to the rear elevation wall and deck. The approved scheme permitted a ribbed/smooth equitone panelling to the rear wall. Now proposing STO render. The materials to the deck walkway were designed as an aluminium plank system, but it is proposed to change these to porcelain floor tiles.
5. Alterations to rear stair core and basement layout. Cleaners' cupboard relocated to ground floor level from basement, where the lift shaft terminates. New stair access to the basement for maintenance purposes is proposed, which

therefore results in a revised basement layout.

6. Omission of Service Risers to the rear walkway.
7. Changes to Stair Core Service Risers.

The proposed amendments to the design of the Camden Road hostel building will have minimal impact on the appearance of the building overall, with no material impact on its form or the contribution it makes to the character and appearance of the streetscape and the conservation area.

Condition 4 of the original permission applied the housing accessibility standards normally used for Use Class C3 dwellings. However, the proposal is for a hostel (sui generis) so these standards are not required to apply under policy. The amendment would still ensure the wheelchair units (M4(3)) are provided, but would allow a reasonable standard to be applied to the other units which are not designed to meet the M4(2) standard. The quality of the hostel accommodation would still be acceptable, flexible, and also provide wheelchair units, in compliance with policy. Therefore, the proposed amendment to condition 4 is acceptable and would have no material planning impact.

The proposal would have no material impact on the amenity of nearby residential properties or on the wider area.

The alterations are therefore considered reasonable and appropriate in the circumstances and raise no material planning impacts in terms of land use, design and appearance, amenity, or other planning issues compared to the approved scheme.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 202/3737/P dated 11 May 2021. The proposed amendments are minor and non-material in the context of the original scheme and does not raise any new issues or alter the substance of the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 11 May 2021 under reference number 2020/3737/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 the National Planning Policy Framework.

Yours faithfully



Daniel Pope
Chief Planning Officer

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