

Application ref: 2024/1452/P
Contact: Alex Kresovic
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Date: 18 April 2024

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details pursuant to Conditions 36 (CMP), 37 (CMP Bond) and 41 (Carbon Offset Payment) of Planning Permission ref: 2020/3737/P dated 11 May 2021 for the 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).

Drawing Nos:

Planning Cover Letter dated 12 April 2024 prepared by Iceni Projects; S106
Acknowledgement Notice dated 21 March 2022 ref: S08289-LP17636.

The Council has considered your application and decided to approve the details required by conditions.

Informative(s):

1 Reasons for granting permission:

Condition 36 (CMP Monitoring Fee) requires confirmation that the necessary measures for the provision monitoring the Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority.

Condition 37 (CMP Bond) requires confirmation that the necessary measures for a bond for the Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority.

Condition 41 (Carbon Offset Payment) requires confirmation that the necessary measures for carbon offsetting shall be submitted to and approved in writing by the Local Planning Authority.

The agent has submitted a S106 Acknowledgement Notice dated 21 March 2022 ref: S08289-LP17636, which demonstrates that the CMP Monitoring Fee, CMP Bond and Carbon Offset Payment, as per the stipulated conditions have been satisfied by Council's Planning Obligations team. Therefore, conditions 36, 37 and 41 can be discharged.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with CC1, A1, T3 and T4 of the London Borough of 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), 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer