

Application ref: 2024/1460/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 18 April 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

www.camden.gov.uk/planning

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:

Chester Road Hostel
2 Chester Road
London
N19 5BP

Proposal:

Details pursuant to Conditions 35 (DMP/CMP Monitoring Fee), 36 (DMP/CMP Impact Bond), 37 (Highways Contribution), 38 (Project Architect) and 41 (Carbon Offset Payment) of Planning Permission ref: 2020/3461/P dated 11 May 2021 for the Redevelopment of the site to include demolition of existing hostel building and the erection of a new hostel building (sui generis) formed of 3 x part 3, part 4 storey blocks with 2 x external stairwells arranged around a central courtyard. Associated works include installation of plant equipment, access arrangements and tree and landscaping works.

Drawing Nos:

Planning Cover Letter dated 12 April 2024 prepared by Iceni Projects, s106 Discharge Notice dated 21 March 2022, Project Architects Details for Construction Phase - April 2024.

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

Informative(s):

1 Reasons for granting permission:

Condition 35 (DMP/CMP Monitoring Fee) requires confirmation that the necessary measures for the provision monitoring the Demolition Management Plan (DMP) and Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority.

Condition 36 (DMP/CMP Impact Bond) requires that the necessary measures for a bond for the Demolition Management Plan (DMP) and Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority.

Condition 37 (Highways Contribution) requires confirmation that the necessary measures for the provision of highways, pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development shall be submitted to and approved in writing by the Local Planning Authority.

Condition 38 (Project Architect) requires prior to commencement of above ground works (excluding demolition), details of the architect to be employed for the construction period 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, which demonstrates that the DMP/CMP Monitoring Fee, DMP/CMP Impact Bond, Highways Contribution and Carbon Offset Payment, as per the stipulated conditions have been satisfied by Council's Planning Obligations team.

Additionally, the agent has submitted details regarding the Project Architect Appointment for the Construction Phase, which Council's Planning Obligations team have advised are suffice. Therefore, conditions 35, 36, 37, 38 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 D1, D2, CC1, A1, T1, T2, 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 (Land Contamination), 11 (Post Construction radon gas and vapour investigation), 12 (Plant Noise Levels), 13 (Plant Anti-vibration Isolators), 15 (Landscaping Details), 19 (SuDS feasibility and details), 20 (Green Roof), 21 (Bird and Bat Boxes), 22 (Photovoltaic Panels), 23 (Mechanical Ventilation), 28 (Secured by Design), 30 (External

Fixtures/Building Services) of planning permission 2020/3461/P granted on 11/05/2021 are outstanding and require details to be submitted and approved.

- 3 You are reminded that the Approval of Details application pursuant to condition 33 (Construction Management Plan) of planning permission 2020/3461/P dated 11 May 2021 is currently under assessment.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer