

Application ref: 2024/1716/P
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Date: 20 June 2024

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Iceni Projects Ltd
Da Vinci House
44 Saffron Hill
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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 amend the approved wording of conditions 38 and 40.

Drawing Nos: Covering letter, application form and Iceni email dated 18.6.24

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 nos. 38 and 40 of planning permission 2020/3737/P shall be replaced with the following conditions:

REPLACEMENT CONDITION 38

Prior to commencement of the development (excluding demolition), confirmation that an agreement under Section 278 of the Highways Act 1980 has been entered

into between the Owner and Transport for London (or its successor) as the relevant highways authority in relation to any works required to the Public Highway as a result of the Development, shall be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure the development has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017 and paragraph 6.11 of the London Plan 2016.

REPLACEMENT CONDITION 40

Prior to commencement of above ground works (excluding demolition), a sustainability plan and an energy plan shall be submitted to and approved in writing by the local planning authority. Such plans shall demonstrate:

- o Sustainability measures to be secured through sustainability plan
- o Water efficiency targets to be secured through sustainability plan
- o Energy provisions to be secured through EE&RE plan: - Passive and efficiency measures in accordance with the proposed plans
- o Overall minimum 75% CO2 reductions beyond Part L 2013 as amended; minimum 15% Be Lean stage reduction through building efficiency for the whole development; minimum 70% Be Green stage reduction (reduction against the previous stage) through renewables for the whole development (all using SAP 10 Factors).

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting approval- These non-material amendments relate to triggers for submission of details relating to two conditions. The provision and agreement of material prior to commencement of the construction phase of the new hostel is acceptable.

The full impact of the scheme has already been assessed by virtue of the original permission, and the amendments would have no further impact

- 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 2023/0362/P dated 12/02/2024

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

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

Daniel Pope
Chief Planning Officer

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