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London Borough of Camden  
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25 June 2024

Ref: WC/JM/KH  
VIA PLANNING PORTAL

Dear Joanne,

**APPLICATION FOR THE DISCHARGE OF CONDITIONS 9 (PILING) AND 17 (HARD AND SOFT LANDSCAPING) PURSUANT TO PLANNING PERMISSION 2020/3737/P AT CAMDEN ROAD HOSTEL, 248-250 CAMDEN ROAD, LONDON, NW1 9HE**

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On behalf of our client London Borough of Camden c/o Morgan Sindall Construction Limited (the 'Applicant'), we hereby submit an application to discharge planning conditions 9 and 17 pursuant to planning permission 2020/3737/P, in respect of Camden Road Hostel, 248-250 Camden Road, London, NW1 9HE (the 'Site').

Planning Permission was granted on 11<sup>th</sup> May 2021 under reference 2020/3737/P for the following description of development:

*'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).'*

**Condition 9: Piling**

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Condition 9 reads as follows:

*No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local authority in consultation with Thames Water. Any piling shall be undertaken in accordance with the terms of the approved piling method statement.*

*Reason: To safeguard the existing public sewer infrastructure, controlled waters and the structural stability of the neighbouring structures, in accordance with the requirements of Policies A5 and CC3 of the London Borough of Camden Local Plan 2017.*

The following details are being submitted to discharge Condition 9:

- Camden Road - GMP Method Statement CFA Piling – Prepared by Morgan Sindall
- 123007-PEF-CA-FD-DR-S-0100 General Arrangement – Piles P01 – prepared by Pell Frischmann

The above documents are considered to provide the appropriate details to satisfy the requirements of condition 9, which should therefore be discharged without delay.

### **Condition 17: Hard and Soft Landscaping**

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Condition 17 reads as follows:

*No above ground works (excluding demolition) shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels, and details of one replacement tree in the front garden of the property and three replacement trees in the rear garden. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*

*Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.*

The following details, prepared by Terra Firma, are being submitted to discharge Condition 17:

- 2496-TFC-00-XX-DR-L-1001 – Landscaping General Arrangement.
- 2496-TFC-00-XX-DR-L-2001 – Hard Landscape Plan
- 2496-TFC-00-XX-DR-L-2002 – Details Plan
- 2496-TFC-00-XX-DR-L-3001 – Detailed Planting Plan
- 2496-TFC-00-XX-DR-L-4001 – Landscape Details
- 2496-TFC-00-XX-DR-L-4002 – Landscape Details
- 2496-TFC-00-XX-RP-L-7001 – Landscape Management Plan

The above plans and documents are considered to provide the appropriate details to satisfy the requirements of condition 17, which should therefore be discharged without delay.

### **Summary**

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The application was submitted via the Planning Portal on 25<sup>th</sup> June 2024. The requisite planning application fee of £215 has been paid by the Applicant via the Planning Portal.

We trust that the enclosed is in order and look forward to receiving confirmation of the validation of the application. In the meantime, should you have any queries, please do not hesitate to contact William Clutton ([wclutton@iceniprojects.com](mailto:wclutton@iceniprojects.com) or 07557 805 372) or Jack Miller ([jmiller@iceniprojects.com](mailto:jmiller@iceniprojects.com) or 07823 457 323) of this office in the first instance.

Yours faithfully,



Iceni Projects Limited

cc. London Borough of Camden c/o Morgan Sindall Construction Limited