

Application ref: 2024/1742/P  
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Date: 27 June 2024

**Development Management**  
Regeneration and Planning  
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Iceni Projects  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH  
United Kingdom

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 condition 16 (tree protection during demolition and construction phase) of planning permission 2020/3737/P dated 11/05/2021 (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.

Drawing Nos:

Covering letter from Iceni dated 30.04.24, Updated Arboricultural Method Statement dated April 2024.

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

Informative(s):

- 1 Reasons for approving the details required by condition-  
The tree protection details have been revised since the demolition phase and

now include the retention of T14 (previously approved for removal) and improvements to the rooting area of T5. These changes are welcomed and are considered an improvement. The revised tree protection details are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development.

The full impact of the proposed development has already been assessed. On this basis, the submitted details are in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and condition 16 can be discharged.

- 2 You are reminded that conditions 3 (Details, Materials, Samples), 5 (Lighting Strategy), 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), 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.

You are advised that details for conditions 7 (Basement Works), 23 (Air Source Heat Pumps) and 24 (Mechanical Ventilation) have been submitted and these details are currently being assessed.

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



Daniel Pope  
Chief Planning Officer