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2<sup>nd</sup> Floor 5 Pancras Square  
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N1C 4AG

1<sup>st</sup> July 2024

Via Planning Portal  
Ref. PP-13185428

Dear Joanne,

**CHESTER ROAD HOSTEL, 2 CHESTER ROAD, LONDON, N19 5BP**  
**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 2020/3461/P**

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We write to you on behalf of our client, the London Borough of Camden c/o Morgan Sindall Construction and Infrastructure Limited (the 'Applicant'), to apply for a non-material amendment to planning permission reference 2020/3461/P pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended) in respect of the above site, Chester Road Hostel, 2 Chester Road, London, N19 5BP (the 'Site'). The approved description of Development is outlined below:

*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.*

This application proposes an addendum to the approved Arboricultural Method Statement secured as an approved document within Condition 2 of the above planning permission. This document seeks to facilitate the removal of one tree within the site originally earmarked for retention, due to piling requirements, the need for which has become clear at pre-construction stage. These changes have been the subject of informal discussions with Planning and Arboricultural Officers at the London Borough of Camden, where it was agreed that a Non Material Amendment (Section 96A) application would be an appropriate means of bringing this change forward.

In support of this application, the following documents are enclosed:

- Cover Letter
- Arboricultural Method Statement Report (June 2024) - prepared by Sharon Hosegood Associates; and
- Planning application fee - £357 paid via the Planning Portal

**a. Overview of Proposed Amendments**

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This is a Section 96A Application (S96A) for Non Material Amendments pursuant to the approved Arboricultural Method Statement of the existing granted permission LPA Ref: 2020/3461/P dated 11<sup>th</sup> May 2021.

When considering a proposal for a non-material amendment, due regard must be given to the relevant National Planning Practice Guidance (NPPG); and S96A of the Town and Country Planning Act (1990) (as amended).

A S96A application allows applicants the ability to submit non-material amendments to an existing planning permission, providing that it is clear that the amended proposals do not result in any changes to the actual proposed development to which the planning permission relates and are not contrary to planning policy.

Given the scale of the development, and the length of time since grant of permission, it is understandable that elements of the approved scheme may evolve over time and be subject to change, particularly during the detailed design phase once the project contractor is appointed. Accordingly, the applicant may wish to make minor revisions to agreed technical details to ensure that the scheme is deliverable and compliant with the original permission.

The amendment in this case is necessary to ensure the scheme can be successfully built out and would present a minor change to approved details which should neither harm the architectural quality of the scheme nor the character of the surrounding area.

The following is a detailed summary of the proposed changes to the approved permission (LPA Ref: 2020/3461/P), including discussion on the extent of the changes and the consideration of each as a S96A. An assessment of the proposed amendment against the amended development has been carried out below to demonstrate the acceptability of the scheme.

**Amendment 1: Amendment to details within the approved Arboricultural Impact Assessment to allow for removal of tree T13.**

Refer to document: *Arboricultural Method Statement Report (NMA)*

The approved scheme (2020/3461/P) sets out within the approved Arboricultural Impact Assessment, which comprises an Arboricultural Method Statement, that the approved development *requires the removal of ten trees and one small group, which equates to the loss of 3 category B trees and 8 category C features. The majority of which are small trees or located internal to the site, and so their loss will have a relatively low impact upon the amenity to the surrounding area.*

This report was included within the approved supporting documents list set out within condition 2 of the planning permission, thus establishing these arrangements as a matter of compliance. Further details of tree protection during the construction phase were discharged under AOD permission 2021/5554/P, pursuant to condition 17 of the master permission.

The development is set to commence construction phase works in late Summer 2024, and the project contractor has been developing the relevant technical details relating to construction, including the proposed Piling Strategy.

As set out within the supporting AMS update document, the tree identified originally as Tree 13 (A Sugar Maple tree) to the eastern part of the Site can no longer be retained if the required piling programme to deliver the scheme is to be implemented. This is as a result of piling impacting extensively on the crown and roots of this tree, and thus not allowing the tree to be safely retained. Removal of the tree is the only outcome which will therefore allow this element of the construction phase works to be able to come forward.

The document notes that the Council's Arboricultural officer presented no objections to the removal of the tree, and that they would consider a Non Material Amendment application to be the appropriate mechanism to do so. Within the wider context of approved tree removal across the site, where 13no trees in various different conditions were removed at pre-demolition stage, the removal of an additional tree is considered to represent a non-material change to the approved details. Furthermore, a robust landscaping scheme will be submitted as part of the hard and soft landscaping scheme condition, securing a high-quality series of landscape proposals in perpetuity.

To ensure a joined-up approach to the agreement of these additional details and allow for all elements of the scheme to align, the applicant will be submitting concurrently an AOD application to re-discharge Condition 17 to cover construction phase tree protection arrangements, as well as securing details relation to Piling (Condition 9), Hard and Soft Landscaping (Condition 15) and Foundations Details for Root Protection (Condition 18).

It is considered that this amendment is suitable for a S96A application, as the alterations would have a very limited impact within the context of the approved arboricultural details of the scheme, would allow for the scheme to be constructed in full and would not present an impact to the quality of the scheme delivered, complying with all relevant planning policy.

### **Summary**

The proposed amendment above does not materially alter the scheme approved under planning permission 2020/3461/P and is therefore considered to constitute a non-material amendment to the approved development.

The enclosed document is submitted for consideration as an approved document to sit within the list of approved Supporting Documents within Condition 2. All other plans, elevations and documents remain as set out in Condition 2.

### **b. Conclusion**

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In summary, the proposed amendment is considered non-material in nature, acceptable in planning terms and will not have a detrimental impact on neighbouring residents or to those in the surrounding locality.

Following submission of the information detailed above, we trust that you have sufficient information required to consider the proposed non material amendment and we look forward to receiving confirmation in writing.

Should you have any queries or wish to discuss any aspect of the application in further detail please do not hesitate to contact William Clutton ([wclutton@iceniprojects.com](mailto:wclutton@iceniprojects.com), 07557 805372) or Kieron Hodgson ([khodgson@iceniprojects.com](mailto:khodgson@iceniprojects.com), 07807 264 704) of this office in the first instance.

Yours faithfully,



Iceni Projects Limited