

Application ref: 2024/2690/P  
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Date: 13 August 2024

**Development Management**  
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Iceni Projects Ltd  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Chester Road Hostel**  
**2 Chester Road**  
**London**  
**Camden**  
**N19 5BP**

Proposal: Non-material amendment to condition 2 (Approved plans and documents) of planning permission ref. 2020/3461/P for 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; namely removal of one further tree.

Drawing Nos: Arboricultural Method Statement Report (June 2024) - prepared by Sharon Hosegood Associates

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 no.2 shall be replaced with:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Drawings:

0614-BPA-06000; 0614-BPA-XX-DR Rev. P1; 0614-BPA-06052 Rev. P1;

0614-BPA-06053 Rev. P1; 17890/T/01-01.

Demolition Drawings:

0614-BPA-06060 Rev. P1; 0614-BPA-06061 Rev. P1.

Proposed Drawings:

0614-BPA-06160 Rev. P2; 0614-BPA-06161 Rev. P2; 0614-BPA-06162 Rev. P2;  
0614-BPA-06163 Rev. P2; 0614-BPA-06164 Rev. P2; 0614-BPA-06165 Rev. P2;  
0614-BPA-06170 Rev. P1; 0614-BPA-06171 Rev. P1; 0614-BPA 06172 Rev. P1;  
0614-BPA-06173 Rev. P1; 0614-BPA-06250 Rev. P1; 0614-BPA-06260 Rev. P1;  
0614-BPA-06261 Rev. P1; 0614-BPA-06262 Rev. P1; 0614-BPA-06263 Rev. P1;  
0614-BPA-06264 Rev. P1; 0614-BPA-06265 Rev. P1; 0614-BPA-06266 Rev. P1;  
0614-BPA-06350 Rev. P1; 0614-BPA-06360 Rev. P1; 0614-BPA-06950 Rev. P1;  
0614-BPA-06951 Rev. P1; 0614-BPA 06952 Rev. P1; 0614-BPA-XX-DR-A-  
00845 Rev. T1; 0614-BPA-XX-DR-A 00930 Rev. T2; 0614-BPA-XX-DR-A-00931  
Rev. T2; 0614-BPA-XX-DR-A 00932 Rev. T2; 0614-BPA-XX-DR-A-00933 Rev.  
T2; 0614-BPA-XX-DR-A 00934 Rev. T2; 0614-BPA-XX-DR-A-00935 Rev. T2;  
0614-BPA-XX-DR-A 00936 Rev. T2; 0614-BPA-XX-DR-A-00937 Rev. T2; 220-  
PL-001 Rev. B; 1777-DR-050 Rev. P05; J093-V[21]0001 Rev. \*.

Supporting Documents:

Accommodation Schedule Rev. E (dated 06/07/2020); Air Quality Assessment  
(prepared by RPS Consulting Services Ltd, dated 22/01/2020); Air Quality Neutral  
Statement (prepared by RPS Consulting Services Ltd, dated 08/03/2021);  
Arboricultural Impact Assessment (prepared by D F Clark  
Bionomique Ltd, dated 08/05/2020); Bauder BioSOLAR PV Green Roof  
System General Maintenance Rev. V5 (prepared by Bauder, dated October  
2019); Daylight and Sunlight Assessment (prepared by BRE, dated  
06/05/2020); Design and Access Statement (prepared by Bell Phillips  
Architects, dated March 2021); Drainage Statement (prepared by Infrastruct CS  
Ltd, dated May 2020); Energy Assessment Rev. B (prepared by Richie and Daffin,  
dated 05/03/2021); Appendix B Addendum (Be Green DER  
Worksheets); Environmental Noise Survey and Acoustic Design Statement  
Report (prepared by Hann Tucker Associates, dated 19/04/2019); Equality  
Impact Assessment (prepared by London Borough of Camden, dated June  
2020); Fire Safety Overview Rev. E (prepared by BWC Fire Limited, dated  
27/11/2020); Fire Safety Terms Glossary (prepared by BWC Fire Limited,  
dated 10/06/2020); Additional Floor Fire Safety Implications Overview  
(prepared by BWC Fire Limited, dated 10/06/2020); GLA Carbon Emission  
Reporting Spreadsheet v1.2\_2020\_03052021; Heritage Statement (prepared  
by Bidwells, dated May 2020); Landscape Report Rev. A (prepared by Anna  
French Associates Ltd, dated 02/07/2020); Planning Statement (prepared by  
HTA Design LLP, dated March 2021); Preliminary Ecological Appraisal Report  
(prepared by D F Clark Bionomique Ltd, dated 08/08/2019); Protected Species  
Report: Bat Presence and Absence Survey (prepared by Brindle and Green  
Ecological Consultants, dated October 2020); Rapid Health Impact 4 Assessment  
Matrix Self-completion Form (received 16/03/2021); Report on Phase 1 Risk  
Assessment (prepared by Site Analytical Services Ltd, dated August 2019); Report  
on Phase 2 Ground Investigation (prepared by Site Analytical Services Ltd, dated  
August 2019); Scoping and Screening Report Ref. 19/31117 (prepared by Site  
Analytical Services Limited, dated December 2019); Statement of Community  
Involvement (prepared by HTA Design LLP, dated July 2020); Sustainability and  
HQM Statement (prepared by Etude, dated May 2020); Transport Statement  
(prepared by Motion, dated 16/03/2021); Arboricultural Method Statement (June  
2024) (prepared by Sharon Hosegood Assocs).

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

This S96A application relates to the removal of a mature tree that was originally set to be retained as part of the approved scheme. The tree is a mature 15m high Silver Maple. However for the scheme to be built using the required method of piling (the details of which were not known earlier) much of the tree will be lost and it will become unstable, therefore it needs to be removed for safety reasons. The wider landscaping scheme required under condition 15 has not yet been submitted and the loss of this tree and its replacement with a suitable specimen elsewhere will need to be a key consideration.

Concurrent applications have been submitted to re-discharge condition 17 (construction phase tree protection arrangements), and to discharge condition 3 (piling) and condition 18 (foundation details). The Council's Tree Officer has reviewed the amendment to the application to remove the Silver Maple tree and does not object subject to the re-submission and discharge of the tree protection condition (17).

The full impact of the scheme has already been assessed under the previous approval granted on 11 May 2021 under planning permission ref. 2020/3461/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect in terms of impact on the overall appearance of the street scene or on residential amenities and therefore can be regarded as a non-material amendment to the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 11th May 2021 under reference number 2020/3461/P and is bound by all the conditions and obligations attached to that permission.

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



Daniel Pope  
Chief Planning Officer

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