

Application ref: 2024/2925/P
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Date: 6 September 2024

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Iceni Projects
Da Vinci House
44 Saffron Hill
London
Ec1N8FH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Chester Road Hostel
2 Chester Road
London
Camden
N19 5BP

Proposal: Details pursuant to condition 10a (Land contamination) of planning permission 2020/3461/P dated 11/05/2021 (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.

Drawing Nos: Cover letter from Iceni dated 11th July 2024, Remediation Strategy from Pell Frischmann dated 3rd July 2024.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 This application seeks to discharge condition 10a (land contamination) of planning permission 2020/3461/P dated 11th May 2021.

Condition 10a requires submission of a remediation strategy prior to

commencement of development (excluding demolition), in order to assess the risk associated with land contamination.

The proposed remediation strategy comprising placement of a composite cover system made up of a non-woven geotextile base layer, laid over the existing made ground, followed by the placement of a minimum of 450mm clean cover soils in areas of soft landscaping, with a strategy also in place for any unexpected contamination, is considered to be suitable for the proposed development. A verification report must be submitted as part of details to discharge condition 10b. The Council's Environmental Health team have assessed the proposals and found them to be acceptable.

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 G1, D1, A1 and DM1 of the London of the London Borough of Camden Local Plan 2017 and condition 10a can be discharged.

- 2 You are reminded that conditions 3 (Details, Materials, Samples), 5 (Lighting Strategy), 10b (Land Contamination), 11 (Post Construction radon gas and vapour investigation), 12 (Plant Noise Levels), 13 (Plant Anti-vibration Isolators), 15 (Landscaping Details), 19 (SuDS feasibility and details), 21 (Bird and Bat Boxes), 28 (Secured by Design), 30 (External Fixtures/Building Services) of planning permission 2020/3461/P granted on 11/05/2021 are outstanding and require details to be submitted and approved.

You are advised that details have been submitted for conditions 9 (piling), 17 (Tree Protection - revised) and 18 (Foundation Details Root Protection - revised), 20 (green roof), 22 (Photovoltaic Panels) and 39 (energy and sustainability); 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