

Application ref: 2024/2277/P
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Date: 31 July 2024

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Iceni Projects
Da Vinci House
44 Saffron Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Chester Road Hostel
2 Chester Road
London
N19 5BP

Proposal:

Details pursuant to condition 7 (basement engineer's details) and condition 23 (mechanical ventilation) 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 dated 3rd June 2024 & letter from Pell Frischmann dated 29th May 2024, 123007-AGL-CH-ZZ-DR-M-4101 Typical 2 bed unit mechanical services; 123007-AGL-CH-ZZ-DR-M-4102 Typical 1 bed unit mechanical services; 123007-AGL-CH-ZZ-DR-M-4103 Typical studio mechanical services; 123007-AGL-CH-ZZ-DR-M-4104 Typical wheelchair unit 1 mechanical services; 123007-AGL-CH-ZZ-DR-M-4105 Typical 2 bed unit C8-C9 mechanical services; 123007-AGL-CH-ZZ-DR-M-4101 Ground floor landlords ventilation; 123007-AGL-CH-XX-CA-M-0001 Ventilation Calculations.

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

Informative(s):

- 1 This application seeks to discharge conditions 7 (basement works) and 23 (mechanical ventilation) of planning permission 2020/3461/P dated 11th May 2021.

Condition 7 requires details of an appointed chartered engineer to be approved prior to commencement of development (excluding demolition), such person must be a suitably qualified chartered engineer with membership of the appropriate professional body who has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement 6 construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. In accordance with this requirement a letter has been submitted from a Principal Engineer at Pell Frischmann with membership of the Institution of Civil Engineers (ICE), who confirms his appointment in these matters.

Condition 23 requires, prior to commencement (excluding demolition and site preparation works), full details of the mechanical ventilation system including 11 air inlet locations and filtration systems (if required) to be approved by the local planning authority, and these air inlets should be located away from busy roads and any other emission sources and as close to roof level as possible, to protect internal air quality. Plans have been provided which indicate the required air inlets in suitable locations.

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 CC4, D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and policy SI1 of the London Plan 2021, and conditions 7 and 23 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), 20 (Green Roof), 21 (Bird and Bat Boxes), 22 (Photovoltaic Panels), 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), 10a (land contamination), 17 (Tree Protection - revised) and 18 (Foundation Details Root Protection - revised) 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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer