

Application ref: 2024/3619/P  
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Date: 10 October 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:  
**Chester Road Hostel**  
**2 Chester Road**  
**London**  
**Camden**  
**N19 5BP**

Proposal:

Details pursuant to condition 20 (green roof) of planning permission 2020/3461/P dated 11.5.21 (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 and associated works.

Drawing Nos: Cover letter dated 27th August 2024 (Iceni)  
Green Roof Drainage Calculation (Bauder)  
Extract from NBS specification (Watkins Gray)  
External Details Sheets 1, 2, 3 and 5 (Watkins Gray)  
Green Roof Drainage Plans - 3rd Floor and Roof Plan (Watkins Gray)  
General Maintenance (Green Roof Intensive Systems; Lightweight Sedum System (Bauder)  
Watering Guide - Sedum Patching (Bauder)  
GA Sections - Sheet 1 (Watkins Gray)  
Coursing Sections - Sheet 1, 2 and 5 (Watkins Gray)

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

Informative(s):

1 Reasons for approval:

This application seeks to discharge condition 20 (green roof) of planning permission 2020/3461/P dated 11th May 2021.

Condition 20 requires full details of the green roof to be approved prior to commencement. The nature conservation and landscape officers are satisfied with the details submitted.

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 A3, CC2 and CC3 of the London Borough of Camden Local Plan 2017 and condition 20 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), 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), 15 (landscaping details), 17 (Tree Protection - revised) and 18 (Foundation Details Root Protection - revised), 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