

Application ref: 2024/5450/P  
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Date: 30 December 2024

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Charlotte Wheeler  
4-5 Coleridge Gardens  
London  
NW6 3QH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**100 Chalk Farm Road  
London  
NW1 8EH**

Proposal:

Details pursuant to the partial discharge of condition 13 (archaeological WSI) of planning permission ref. 2024/0479/P (dated 27/11/24) for Demolition of existing buildings and redevelopment of the site to provide two new buildings of between 6-12 storeys containing affordable homes, purpose-built student accommodation, ground floor commercial space together with public realm, access, plant installation, and other associated works

Drawing Nos:

Cover letter prepared by Regal (dated 05/12/24); Written Scheme of Investigation for an Archaeological Watching Brief (prepared by PCA)

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

Informative(s):

1 Reasons for granting permission.

Condition 13 requires a written scheme of investigation (WSI) to ensure the protection of archaeological remains.

A WSI has been submitted and it has been reviewed by the Greater London Archaeological Advisory Service (GLAAS) who found it accords with relevant standards and guidance. GLAAS requests that the start date, once known, is communicated to their office as they will undertake monitoring visits.

It is noted that the condition is only part discharged as part C (post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material) cannot be satisfied until works are complete.

The full impact of the scheme has already been assessed by application ref. 2024/0479/P.

As such, the submitted details are in general accordance with policy D2 of the Camden Local Plan 2017 and Condition 13 can be part discharged.

2 You are advised that part C of Condition 13 remains outstanding and should be discharged once relevant works are completed.

Refer to the decision notice for a full list of conditions that must be discharged prior to works commencing (with the exception of demolition or site clearance).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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