

Application ref: 2025/0650/P
Contact: Kristina Smith
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Date: 7 March 2025

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Ryder Architecture
Middlesex House
34-42 Cleveland Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details pursuant to condition 12 (Thames Water Infrastructure) 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:

Report ref: 100 Chalk Farm Road, London, NW1 8EH Rev. P03 (09/10/2024) titled "Assessment of Impact of Enabling and Main Works on TWUL Assets" produced by Geotechnical Consulting Group dated October 2024; Report ref: 100 Chalk Farm Road, London, NW1 8EH Rev. 0 (29/10/2024) titled "Emergency Preparedness Plan for TWUL Assets" produced by Geotechnical Consulting Group dated October 2024; Survey ref: MGS58775, Titled: "100 FCR CCTV Survey" produced by Murphy Geospatial dated November 2024; Drawing ref: GE227171-DR-V03, Titled: "TW Tunnel Section" produced Geo-Environmental Services Ltd dated September 2024; Letter from Thames Water to Regal dated 11/02/2025.

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

Informative(s):

1 Reasons for granting approval:

Condition 12 required detailed design and method statements prepared in consultation with Thames Water to be provided prior to commencement of development. To satisfy the requirements of the condition, information has been provided that addresses all parts of condition 12.

Evidence of consultation with Thames Water has been provided and the LPA has also consulted Thames Water for comments. Confirmation from Thames Water has been received to confirm that sufficient information has been provided to discharge condition 12. This is subject to piling / demolition works being carried out in accordance with all referenced documents and if plans change, Thames Water should be notified.

The full impact of the scheme has already been assessed under the original application. The planning history of the site has been taken into account when coming to this decision.

As such, the details are in general accordance with policy A1 of the London Borough of Camden Local Plan 2017 and condition 12 can therefore be discharged.

2 Please 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