

Application ref: 2025/1655/P
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Date: 30 April 2025

Development Management
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Trium Environmental Consulting LLP
The Whitehouse
Belevedere Road
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Dear Sir/Madam

DECISION

Town & Country Planning (Development Management Procedure) Order 2017 (as amended)

Request for Screening Opinion EIA Not Required

Address:
14 Blackburn Road
London
NW6 1RZ

Proposal:

Request for screening opinion under Regulation 6 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017 for Demolition and redevelopment of the Site for a mixed-use development comprising purpose-built student accommodation (Sui Generis), affordable housing (Use Class C3), lower ground and ground floor flexible commercial/business space comprising of showrooms, retail and ancillary offices (Use Class E/Sui Generis) and a café/PBSA amenity space (Use Class E/Sui Generis) and associated works including service yard, cycle parking, hard and soft landscaping, amenity spaces and plant.

Drawing Nos:

The Council has considered your application and offers the following opinion:

The development site is 0.24 hectares, and the proposal provides 35 C3 dwellings and 192 PBSA rooms. The 192 PBSA bedrooms are equivalent to 76 C3 dwellings. The proposed development does not trigger the thresholds for Schedule 1 Development or trigger the thresholds for Schedule 2 Development (part 10b), given that the development does not include i) more than 1 hectare of urban development which is not dwellinghouse development; ii) more than 150 dwellings, or iii) the overall area does not exceed 5 hectares.

The closest Conservation areas are South Hampstead, which is located south of the site, and West End Green, located approximately 180m north of the site. The site is not within a 'Sensitive Area' as defined by the EIA Regulation. Based upon the description of the development provided and the information provided in the submission, the development is not considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Accordingly, in exercise of the powers conferred by regulation 5(5) of the 2011 Regulations, the Council hereby considers that the proposed development described in your request and the documents submitted with it, is not 'EIA development' within the meaning of the 2011 Regulations.

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.

Yours faithfully

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

Daniel Pope
Chief Planning Officer

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