

Application ref: 2025/1158/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Email: Kristina.Smith@camden.gov.uk  
Date: 22 May 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Ryder Architecture  
Middlesex House  
34-42 Cleveland Street  
London W1T 4JE United Kingdom  
London  
W1T 4JE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**100 and 100a Chalk Farm Road**  
**London**  
**Camden**  
**NW1 8EH**

#### **Proposal:**

Details pursuant to condition 11c (works programme and listed building consent submission) 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: Information submitted by Ryder Architects pursuant to condition 11c

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

#### **Informative(s):**

##### **1 Reasons for granting -**

Parts a and b of condition 11 have already been approved under ref. 2025/0768/P. This application is only for part C, which secured the submission of a Listed Building Consent and a programme of works.

The key purpose of part c of condition 11 was to secure the submission of a Listed Building Consent. This was submitted to the Council on 19/05/2025 and is pending determination under planning ref. 2025/2133/L. The LB consent is for the restoration and relocation of the cattle trough from its current position adjacent to the bus stop to the back of the pavement.

The programme of works sets out that the trough was protected in advance of the works in March 2025 (which the applicant confirms has taken place) and works of relocation, cleaning and repair shall commence in March 2027.

It is considered that the details secure the protection, preservation and restoration of the trough, ensure proper design and integration into the public realm, and to safeguard the character and appearance of the wider Conservation Area.

As such, the submitted details are in general accordance with policies D1 and D2, therefore condition 11 can now be fully discharged.

- 2 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