



The Planning Inspectorate

Environmental Services
Central Operations
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: EnvironmentalServices@planninginspectorate.gov.uk

London Borough of Camden,
Development Management
2nd Floor, 5
Pancras Square
London
N1C 4AG

Your Ref: 2020/5473/P

Our Ref: APP/X5210/W/21/3284957

Date: 20 December 2021

Sent by email:
planningappeals@camden.gov.uk

Dear Sir / Madam,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: Euston One Limited

Site Address: 17-37 William Road, London, NW1 3ER.

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, demolition (of No. 35-37) and redevelopment to provide a 15 storey (plus basement) building for use as student accommodation with affordable workspace (No. 17-33 Ground floor) and associated works, falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The Proposed Development exceeds the thresholds of Schedule 2 of the EIA Regulations in that it includes over 150 dwellings. However, its location means that there would be no likely significant effects in terms of flooding, biodiversity, human health, land use, or archaeology. Whilst there may be temporary and localised impacts relating to construction, i.e., noise, vibration, traffic, and visual impact, the effects are not considered significant enough to require EIA.

Overall, the Proposed Development is not likely to give rise to a significant environmental effect.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby

directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours faithfully

Joseph Briody

JOSEPH BRIODY
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Appellant's agent

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:

<https://acp.planninginspectorate.gov.uk/>