

Application ref: 2021/5559/P  
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Date: 9 March 2022

**Development Management**  
Regeneration and Planning  
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Iceni Projects  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**248-250 Camden Road Hostel**  
**Camden Road**  
**London**  
**NW1 9HE**

Proposal:

Details pursuant to condition 35 (Demolition Management Plan) of planning permission 2020/3737/P dated 11/05/2021 (for: Redevelopment of site, erection of a new 4-6 storey plus basement hostel (sui generis) with external stairwell and rear balconies; erection of 2 x single storey garden buildings; associated works including plant and associated works (summary))

Drawing Nos: G2830 - CAMRD CMP ver 4.0 (Construction/Demolition Management Plan)

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

Informative(s):

- 1 Reasons for granting permission-

Condition 35 requires details of a Demolition Management Plan. Details to include ensuring highway safety and managing transport, deliveries and waste (including recycling of materials), community working group involving local

residents and businesses, a contractor/complaints call line, measures to be carried out in order to mitigate against noise, a waste management strategy and means of monitoring and reviewing the plan.

Transport, Air Quality and Noise officers from the Council have reviewed the details and found them acceptable.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies A1, T3 and T4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (Details, Materials, Samples), 5 (Lighting Strategy), 7 (Basement Works), 9 (Piling), 10 (Drainage/Waste Water Infrastructure), 11 (Post Construction radon gas and vapour investigation), 12 (Plant Noise Levels), 13 (Plant Anti-vibration Isolators), 17 (Landscaping Details), 19 (Green Roof), 20 (Bird and Bat Boxes), 21 (SuDS: Evidence of installation), 22 (Photovoltaic Panels), 23 (Air Source Heat Pumps), 24 (Mechanical Ventilation), 29 (Secured by Design), 31 (External Fixtures/Building Services) of planning permission 2021/3737/P granted on 11/05/2021 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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