

Application ref: 2021/5558/P  
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Date: 11 March 2022

**Development Management**  
Regeneration and Planning  
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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 27 (pre-demolition waste plan for diversion of materials from landfill) 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: Pre-demolition Audit Waste Plan v2 G2830

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

Informative(s):

#### **1 Reasons for granting permission**

Condition 27 requires details of the diversion of waste materials away from landfill. The Camden Local Plan and the London Plan require 95% of waste be reused, recycled or recovered. The applicant has submitted details stating that 98.29% of materials will be recycled. The details have been reviewed by the Council's Sustainability Officer who has deemed 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 and CC1 of the Camden Local Plan 2017 and policy SI 7 of the London Plan 2021.


- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer