

Application ref: 2021/5554/P
Contact: Edward Hodgson
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Date: 10 March 2022

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Iceni Projects
Da Vinci House
44 Saffron Hill
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Chester Road Hostel
2 Chester Road
London
N19 5BP

Proposal:

Details pursuant to condition 17 (tree protection during demolition and construction phase) of planning permission 2020/3461/P dated 11/05/2021 (for Redevelopment of the site, erection of new four storey hostel building including plant and associated works)

Drawing Nos: DFC Arboricultural Method Statement Chester Rd (prepared by D F Clark Contractors dated 20/02/2022)

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

Informative(s):

1 Reasons for granting approval-

Condition 17 requires details of tree protection during the demolition and construction phase. The applicant has prepared a tree protection method statement. This has been reviewed by the Council's Tree Officer who has deemed it acceptable in terms of protecting trees.

One comment was received on behalf of the Dartmouth Park Conservation Area and Neighbourhood Fourm. The comment emphasised the need to enforce the Root Protection Areas and the maintenance schedule. This has been taken into account when coming to a decision.

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

As such, the proposed details are in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (Details, Materials and Samples), 5 (Lighting Strategy), 7 (Basement works), 9 (Piling), 10 (Land Contamination), 11 (Post construction radon gas and vapour investigation), 12 (Plant Noise Levels), 13 (Plant Anti-vibration Isolators), 15 (Landscaping details), 19 (SuDS feasibility and details), 20 (Green Roof), 21 (Bird and Bat Boxes), 22 (Photovoltaic Panels), 23 (Mechanical Ventilation), 28 (Secured By Design), 30 (External Fixtures/Building Services) of planning permission 2020/3461/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 positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer