

Application ref: 2021/5557/P
Contact: Edward Hodgson
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Date: 15 March 2022

Development Management
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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:

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

Proposal:

Details pursuant to condition 16 (tree protection during demolition and construction phase) of planning permission 2020/3737/P dated 11/05/2021 (for: Redevelopment of site, erection of a new 4-6 storey plus basement hostel) with external stairwell and rear balconies; erection of 2 single storey garden buildings; associated works including plant and associated works)

Drawing Nos: 1018 Arboricultural Method Statement Report (prepared by Sharon Hosegood Associates dated March 2022)

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

Informative(s):

1 Reasons for granting approval-

Condition 16 requires details of tree protection during the demolition and construction phase. The applicant has prepared an arboricultural method statement. This has been reviewed by the Council's Tree Officer who has deemed it acceptable in terms of protecting trees.

The full impact of the proposed development has already been assessed. The planning history of the site has been taken into account when coming to this decision.

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, 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', written in a cursive style.

Daniel Pope
Chief Planning Officer