

Application ref: 2023/0314/P  
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Date: 1 March 2023

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Fuller Long Limited  
The Granary  
1 Waverley Lane  
Farnham  
GU9 8BB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Land fronting Stephenson Way (to the rear of 222 Euston Road adjacent to 210 Euston Road)  
London  
NW1 2DA**

Proposal: Amendment to planning permission ref: 2018/2316/P dated 20/10/2020 for: "Erection of a 7-storey building plus basement for student accommodation use with 78 rooms of accommodation on the upper floors including shared amenity space at ground and sixth floor level and terrace at 6th floor level fronting Stephenson Way (Sui Generis)", namely to omit reference to numbers of rooms of accommodation on the upper floors.

Drawing Nos:

Approved document- Non Material Amendment Planning Statement dated 20th January 2023 by Clare Preece of Fuller Long Limited.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

1. For the purposes of this decision, the description of planning permission 2018/2316/P shall be replaced with the following description:

Erection of a 7 storey building plus basement for student accommodation use with rooms of accommodation on the upper floors and shared amenity space at ground and sixth floor levels and terrace at 6th floor level fronting Stephenson Way (Sui Generis), plus retention of the vehicular easement from Stephenson Way to the

rear of 222 Euston Road.

2. For the purposes of this decision, condition no.2 of planning permission 2018/2316/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

Existing drawings: D 0000 D1; D 0001 D1; D 0002 D1; D 0200 D1; D 0225 D1  
Proposed drawings: D 0011 D1; D 0010 D2; D 0099 D4; D 0100 D3; D 0101 D4; D 0102 D3; D 0103 D3; D 0104 D3; D 0105 D5; D 0106 D4; D 0107 D6; D 0600 D1; D0210 D5; D0211 D6; D0230 D6; D0231 D6; D0205 D4; D 0610 D1

Supporting documents: BIA Phase 1 - Screening and Scoping Report prepared by CGL dated May 2018; Basement Impact Assessment prepared by CGL dated April 2019; Rapid Health Impact Assessment Matrix dated April 2017; Preliminary Ecological Appraisal prepared by PJC dated 29 March 2018; Noise Assessment Report prepared by Equus dated March 2018; Urban Student Life Management Statement dated April 2018; Energy Strategy prepared by Thornley & Lumb (third issue) dated 21.02.18; Design and Access Statement prepared by TP Bennett dated May 2018; Air Quality Assessment prepared by Hoare Lea dated 25 February 2019; Transport Assessment prepared by Robert West dated April 2018; Planning Statement prepared by TP Bennett dated May 2018; Archaeological Desk Based Assessment prepared by CGMS dated March 2018; Drainage Strategy prepared by Lanmor dated November 2018; Accommodation and Area Schedule prepared by TP Bennett; Phase 1 Contamination Assessment prepared by MLM dated 25/04/18; Secured By Design Statement V2 prepared by TP Bennett; Arboricultural Survey prepared by PJC dated 10th October 2018; Response to Objection prepared by Robert West dated 09/10/2018; Letter prepared by TP Bennett dated 10 October 2018; The Oakwood Deed of Grant of Right of Way and Variation of Lease dated 1991; UK Student Housing Update prepared by Knight Frank; London Student Housing report dated 2017; BREEAM Pre Assessment Report dated 20/04/18; Daylight and Sunlight Amenity prepared by Malcolm Hollis dated 07 December 2018; Non Material Amendment Planning Statement dated 20th January 2023 by Clare Preece of Fuller Long Limited.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Reasons for granting approval

Planning permission was granted on 20 October 2020 ref: 2018/2316/P for the Erection of a 7-storey building plus basement for student accommodation use with 78 rooms of accommodation on the upper floors including shared amenity space at ground and sixth floor level and terrace at 6th floor level fronting Stephenson Way.

The proposal seeks to amend the description of the approved development to remove reference to the number of units, which currently states 78, due to the change of fire regulations since the issuing of the decision, which now requires the application site to provide an additional staircase within the building. As such, due

to the change in fire regulations, the internal staircase would result in a loss of 1 or 2 units within the approved scheme.

As part of this application, no internal changes are proposed. Subsequent applications will follow with further amendments.

Therefore the amended description of development would omit reference to numbers of rooms and just refer to 'Erection of a 7 storey building plus basement for student accommodation use with rooms of accommodation on the upper floors...!.

It is considered that the change in description will result in the substantially the same development and can be considered as a non-material amendment to the approved scheme ref 2018/2316/P. The change in description is considered reasonable and appropriate in the circumstance and will have no material effect in terms of landuse, design and bulk of the approved scheme and impact on surrounding streetscene and neighbourhood amenity.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission ref 2018/2316/P dated 20/10/2020 and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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