

Mr Nick Belsten
CBRE
Henrietta House
Henrietta Place
London
W1G 0NBApplication Ref: **2014/2556/P**
Please ask for: **Richard McEllistrum**
Telephone: 020 7974 **2056**

12 May 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
University of London
Garden Halls and Cartwright Gardens Open Space
London
WC1H 9FF - 9EF

Proposal: Application for non material amendments to internal layout and elevations (as set out in revision schedule document) and modification of condition no.26, in connection with the retention & refurbishment of Hughes Parry Hall Tower & erection of a 5-9 storey (plus basement level) building comprising new student accommodation approved under planning permission (2013/1598/P) dated 28/11/2013.

Drawing Nos: Original (to be superseded):

A10417D 099 P2, 100 P2, 101 P3, 102 P3, 104 P3, 105 P3, 106 P3, 107 P2, 108 P2,
109 P2, 110 P2, 114 P2, 115 P2, 200 P2, 201 P2, 202 P2, 203 P2, 204 P2, 300 P3; 301
P2, 310 P3, 311 P3, 320 P2, 400 P2, 401 P2, 600 P2.

Revised:

A10417D 099 P6, 100 P6, 101 P7, 102 P7, 104 P7, 105 P7, 106 P7, 107 P5, 108 P5,
109 P5, 110 P5, 114 P5, 115 P5, 200 P5, 201 P5, 202 P6, 203 P5, 204 P5, 300 P5; 301
P4, 310 P5, 311 P5, 320 P4, 400 P4, 401 P4, 600 P4.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.23 of planning permission 2013/1598/P, dated 28th November 2013, shall be replaced with the following condition:

23. The development hereby permitted shall, unless otherwise reserved for approval within another condition attached to this decision, be carried out in accordance with the following approved plans:

A10417C 001 P2, 050 P1, 099 P2, 100 P2, 101 P2, 102 P2, 103 P2, 104 P2, 105 P2, 106 P2, 107 P2, 108 P2, 109 P2, 110 P2, 111 P2, 112 P2, 113 P2, 114 P2, 115 P2, 200 P2, 201 P2, 202 P2, 203 P2, 204 P2, 300 P2, 500 P1, 501 P1, 502 P1, 503 P1, 1001 P1 and 1002 P1. A10417D 099 P6, 100 P6, 101 P7, 102 P7, 104 P7, 105 P7, 106 P7, 107 P5, 108 P5, 109 P5, 110 P5, 114 P5, 115 P5, 200 P5, 201 P5, 202 P6, 203 P5, 204 P5, 210 P2, 212 P2, 300 P5; 301 P4, 310 P5, 311 P5, 320 P4, 400 P4, 401 P4, 500 P1, 501 P1, 502 P1, 503 P1, 600 P4, 610 P2 and 1300 I2. A10417Z 099 T1, 100 T1, 101 T1, 102 T1, 103 T1, 104 T1, 105 T1, 106 T1, 107 T1, 108 T1, 109 T1, 110 T1, 111 T1, 112 T1, 113 T1, 114 T1, 115 T1, 200 T1, 201 T1, 202 T1, 203 T1, 204 T1 and 300 T1. 1488P100; 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112 and 113. MLUK339P 211; 220, 221, 222 and 223

Supporting documents:

Planning Statement by CBRE, Design & Access Statement by tp Bennett & Maccreanor Lavington, Access and Inclusivity Statement by All Clear Designs, Townscape, Visual Impact and Heritage Report by Peter Stewart Consultancy, Statement of Community Involvement by Loadstone, Daylight/Sunlight and Overshadowing Report by GIA, Internal Daylight Report by GIA,, Traffic Impact Assessment and Travel Plan by Cundall Johnson and Partners LLP, Delivery and Servicing Management Plan by Cundall Johnson and Partners LLP, Acoustic Report by SRL Technical Services, Air Quality Assessment by Air Quality Consultants Ltd, Energy and Sustainability Statements (including BREEAM Pre-Assessment) by Mecserve, Arboricultural Implications Assessment and Arboricultural Method Statement by Thomson Ecology, Basement Impact Assessment by Cundall Johnson and Partners LLP, Phase 1 Geoenvironmental Desk Study Report and Ground Investigation, Geotechnical and Geoenvironmental Assessment Report by Cundall Johnson and Partners LLP, Archaeological Assessment by The Brigantia Archaeological Practice, Unexploded Ordnance Risk Assessment by Bomb Search, Draft Student Management Plan by University of London and University Partnerships Programme and Draft Construction Management Plan by McBains Cooper, Crime Impact Assessment (CBRE April 2013), Draft Summer Management Plan (CBRE 12th July 2013), Cartwright Gardens Draft Operation Management Plan by University Partnerships Programme and Flood Risk Assessment by Cundall Johnston and Partners LLP.

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

- 2 For the purposes of this decision, condition no.26 of planning permission 2013/1598/P, dated 28th November 2013, shall be replaced with the following condition:

26. Details of the size, appearance, position and means of visual screening to all external plant equipment within Area A or Area B shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of the new building in Area B.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 For the purposes of this decision, the following condition shall form part of the planning permission given for application 2013/1598/P, dated 28th November 2013:

29. All entrance doors to the basement lightwell area serving the building within Area B, fronting Sandwich Street, shall be used only for maintenance or emergency access purposes, and the lightwell area shall not be used for the storage of materials or for any purpose associated with external amenity use.

Reason: To safeguard the amenities of the neighbouring premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

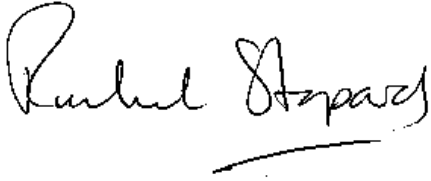
The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 You are advised that this permission 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 granted on 28th November 2013 under reference number 2013/1598/P and is bound by all other 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.