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Planning and Development Control
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20th October 2014

By Post

Dear Amanda

CARTWRIGHT GARDEN HALLS: DISCHARGE OF CONDITIONS 8 AND 26 ASSOCIATED WITH PLANNING PERMISSION REF: 2013/1598/P

As you are aware, Planning Permission and Conservation Area Consent (LPA Ref: 2013/1598/P and 2013/1787/C) were granted on 28th November 2013 at the University of London Garden Halls, Cartwright Gardens for:

Redevelopment, following the demolition of Canterbury Hall, Commonwealth Hall and part of Hughes Parry Hall, involving the retention and refurbishment of Hughes Parry Hall Tower and the erection of a 5-9 storey (plus basement level) building comprising new student accommodation (Sui Generis), leading to a net increase of 187 bedrooms (from 1,013 to 1,200 rooms); associated ancillary uses (including flexible space for the University of London, communal and catering areas); landscaping including two internal courtyards; together with alterations to vehicle access, public highway and alterations to Cartwright Gardens, including modification of access to and landscaping within the Gardens.

Those permissions had a series of associated planning conditions requiring the submission of further detailed design information. This included Condition 8:

"In Area B, prior to the commencement of development (excluding works of demolition, site clearance and the erection of temporary structures), full details of a scheme for ventilation, including manufacturers specifications, noise levels and attenuation of the proposed basement catering facilities, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations."

Accordingly, we include within this submission a Report prepared by MKA Consultants which provides a design statement, air handling unit schedule, extract fan schedule, attenuation and noise level schedule, and drawings showing the location of the relevant plant equipment.

This submission also seeks the discharge of Condition 26 (which was amended by non-material amendment application reference: 2014/2556/P) to state:

“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.”

tp Bennett have accordingly prepared a comprehensive package providing details of the external plant visual screening. This includes description of the roof mounted plant, proposed screening design and the design rationale for the screening. Whilst the condition seeks screening to all external plant equipment, tp Bennett have studied the impact of the screening on the streetscape, and note that on the Sandwich Street Elevation (7th floor), due to the positioning of the plant equipment at a distance from the façade, there is more impact on visual amenity by adding screening. Therefore, this elevation has not been screened.

The pack submitted includes detailed drawings showing the roof plan, elevations and sections; and mechanical services layout drawings. This pack is submitted by CD, sent under a separate cover.

This application has been submitted via the planning portal (with the exception of the aforementioned information to be sent on a CD), under reference PP- 03738218.

If you have any queries regarding the content of the application please do not hesitate to contact me or my colleague Phoebe Juggins at phoebe.juggins@cbre.com.

Yours faithfully



Rachel Ferguson
CBRE LTD

CC' Andrew Richardson – Brookfield Multiplex
Martin Burchett – University of London