

Miss Rachel Ferguson
CBRE
CBRE Henrietta House
Henrietta Place
London
W1G 0NB

Application Ref: **2014/6165/P**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

18 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
University of London
Garden Halls and Cartwright Gardens Open Space
London
WC1H 9FF

Proposal:

Details pursuant to condition 2a, b, c, e and f following planning permission granted 28/11/13 (2013/1598/P) for the 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 accesses, public highway and alterations to Cartwright Gardens, including modification of access to and landscaping within the Gardens.

Drawing Nos:

Condition 2a

A10417D5000 rev I2, A10417D5001 rev I2, A10417D5002 rev I1, A10417D5003 rev I1,



A10417D5004 rev I1, A10417D5005 rev I1, A10417D5006 rev I1, A10417D5007 rev I1, A10417D5008 rev I1, A10417D5009 rev I2, A10417D5011 rev I1, A10417D5012 rev I1, A10417D5013 rev I1, A10417D5014 rev I1, A10417D5015 rev I1, A10417D5016 rev I1, A10417D5017 rev I1, A10417D5018 rev I1, A10417D5019 rev I1, A10417D5020 rev I1, A10417D5021 rev I1, A10417D5025 rev I1, A10417D5026 rev I1, A10417D5027 rev I2, A10417D5028 rev I1, A10417D5029 rev I1, A10417D5030 rev I1, A10417D5031 rev I1, A10417D5032 rev I1, A10417D5033 rev I1, A10417D5034 rev I1, A10417D5035 rev I1, A10417D5036 rev I1, A10417D5100 rev I1, A10417D5101 rev I2, A10417D5102 rev I2, A10417D5103 rev I2, A10417D5104 rev I2, A10417D5105 rev I2, A10417D5106 rev I2, A10417D5107 rev I2, A10417D5108 rev I2, A10417D5109 rev I2, A10417D5110 rev I2, A10417D5111 rev I2, A10417D5112 rev I1, A10417D5120 rev I1, A10417D5121 rev I1, A10417D5122 rev I1, A10417D5123 rev I1, A10417D5124 rev I1, A10417D5125 rev I1, A10417D5126 rev I1, A10417D5127 rev I1, A10417D5128 rev I1, A10417D5129 rev I1, A10417D5130 rev I1, A10417D5131 rev I1, A10417D5132 rev I1, A10417D5133 rev I1, A10417D5134 rev I1, A10417D5200 rev I1, A10417D5201 rev I2, A10417D5202 rev I2, A10417D5203 rev I2, A10417D5204 rev I2, A10417D5205 rev I2, A10417D5300 rev I1, A10417D5301 rev I2, A10417D5302 rev I2, A10417D5303 rev I2, A10417D5304 rev I2, A10417D5305 rev I2, A10417D5306 rev I2, A10417D5315 rev I1, A10417D5316 rev I2, A10417D5317 rev I2, A10417D5318 rev I2, A10417D5319 rev I2, A10417D5400 rev I1, A10417D5401 rev I2, A10417D5402 rev I4, A10417D5403 rev I4, A10417D5404 rev I4, A10417D5405 rev I4, A10417D5406 rev I4, A10417D5407 rev I4, A10417D5408 rev I4, A10417D5409 rev I4, A10417D5410 rev I4, A10417D5411 rev I4, A10417D5415 rev I4, A10417D5416 rev I4, A10417D5417 rev I3, A10417D5418 rev I3, A10417D5419 rev I4, A10417D5500 rev I3, A10417D5501 rev I2, A10417D5502 rev I1, A10417D5503 rev I1, A10417D5504 rev I2, A10417D5505 rev I2, A10417D5506 rev I4, A10417D5507 rev I4, A10417D5508 rev I3, A10417D5509 rev I3, A10417D5510 rev I3, A10417D5511 rev I4, A10417D5512 rev I4, A10417D5513 rev I4, A10417D5514 rev I4, A10417D5515 rev I4, A10417D5516 rev I4, A10417D5517 rev I4, A10417D5518 rev I4, A10417D5519 rev I4, A10417D5520 rev I4, A10417D5521 rev I4, A10417D5522 rev I4, A10417D5523 rev I4, A10417D5524 rev I4, A10417D5525 rev I4, A10417D5526 rev I3, A10417D5527 rev I3, A10417D5528 rev I3, A10417D5529 rev I3, A10417D5530 rev I3, A10417D5531 rev I3, A10417D5532 rev I3, A10417D5535 rev I3, A10417D5536 rev I4, A10417D5537 rev I4, A10417D5538 rev I3, A10417D5539 rev I3, A10417D5540 rev I3, A10417D5541 rev I3, A10417D5542 rev I3, A10417D5543 rev I4, A10417D5544 rev I4, A10417D5545 rev I3, A10417D5546 rev I3, A10417D5547 rev I4, A10417D5548 rev I4, A10417D5549 rev I4, A10417D5550 rev I4, A10417D5551 rev I4, A10417D5552 rev I4, A10417D5553 rev I4, A10417D5554 rev I4, A10417D5555 rev I3, A10417D5556 rev I3, A10417D5557 rev I3, A10417D5558 rev I3, A10417D5559 rev I3, A10417D5560 rev I3, A10417D5561 rev I3.

Condition 2b

A10417D2150 rev I2, A10417D2151 rev I2, A10417D2152 rev I2, A10417D2153 rev I2, A10417D2155I1.

Condition 2c

A10417D5050 rev I2, A10417D5051 rev I2, A10417D5052 rev I2, A10417D5152 rev I1, A10417D5153 rev I1, A10417D5154 rev I1, A10417D5155 rev I1, A10417D5156 rev I1, A10417D5157 rev I1, A10417D5158 rev I1, A10417D5159 rev I1, A10417D5160 rev I1, A10417D5161 rev I1, A10417D5162 rev I1, A10417D5163 rev I1, A10417D5250 rev I1,

A10417D5053 rev I1, A10417D5054 rev I1, A10417D5055 rev I1, A10417D5150 rev I1, A10417D5151 rev I1, A10417D5251 rev I2, A10417D5252 rev I2, A10417D5350 rev I1, A10417D5351 rev I1, A10417D5352 rev I2, A10417D5353 rev I2, A10417D5354 rev I2, A10417D5450 rev I1, A10417D5451 rev I2, A10417D5452 rev I4, A10417D5453 rev I4, A10417D5454 rev I4, A10417D5601 rev I1, A10417D5570 rev I2, A10417D5571 rev I2, A10417D5574 rev I2, A10417D5575 rev I2, A10417D5572 rev I1, A10417D5573 rev I1, A10417D5576 rev I1, A10417D5577 rev I2, A10417D5579 rev I2, A10417D5580 rev I2, A10417D5581 rev I2, A10417D5582 rev I2, A10417D5583 rev I2, A10417D5584 rev I2, A10417D5578 rev I2.

Condition 2e

Full scale sample panels.

Condition 2f

2408-M-SK-704 P3; D0109 P6; D 5104 I2; D 5126 I1; 2408-M-SK-703 P4.

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

Informative(s):

- 1 The proposed materials and detailed design are considered satisfactory to meet the requirements of the conditions. The details would ensure the high quality of the development and preserve and enhance the character and appearance of this part of the Bloomsbury Conservation Area.

The requirements of conditions 2a, 2b, 2c, 2e and 2f are therefore met by this submission.

The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 The applicants have been reminded by way of condition that they need to reapply to discharge the remaining parts of condition 8 (ventilation), second part of 20 (lighting details), 26 (plant screening) and 28 (temporary servicing plan) of planning permission 2013/1598/P dated 28th November 2013

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.

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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment