

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

Application Ref: **2014/6632/P**
Please ask for: **Kathryn Moran**
Telephone: 020 7974 **5709**

24 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**University of London
Cartwright Gardens
London
WC1H 9EF**

Proposal:

Details of ventilation for the basement catering facilities and plant screening required by conditions 8 and 26 of planning permission 2013/1598/P dated 28/11/2013 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 accesses, public highway and alterations to Cartwright Gardens, including modification of access to and landscaping within the Gardens.

Drawing Nos: Planning Report revision P2; D0202 P7; D0109 P6; D0310 P6; D0201 P6; D0200 P6; 2408 M SK 701 P3; 2408 M SK 702 P4; 2408 M SK 703 P3; 2408 M SK 704 P3; 2408 M SK 705 P3; Visual Screening Planning Report dated 10 October 2014

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



Informative(s):

1 Reasons for approving details:

The details of the ventilation for the basement catering facilities and the visual screening for the external plant equipment that have been submitted to discharge conditions 8 and 26 of planning permission 2013/1958/P granted on 28 November 2013 are sufficient and the conditions can be discharged.

The planning report submitted for the basement catering facilities includes manufacturer's specifications, noise levels and attenuation measures. The report demonstrates the equipment would not result in noise nuisance for nearby residential properties.

The plant equipment would be located in the centre of the roofs and is relatively low level. A low false roof screen would suitably screen the front of the equipment. It is considered that views of the plant would be limited so would not harm the appearance of the building and surrounding area.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were 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 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24; DP25; DP26 and DP28 the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, 7.8 and 7.15 of the London Plan 2011; and paragraphs 14, 17, 123 and 126-141 of the National Planning Policy Framework.

2 You are advised that all conditions relating to planning permission 2013/1598/P granted on 28 November 2013 which need details to be submitted, have been approved.

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". The signature is fluid and cursive, with the first name "Ed" being more prominent than the last name "Watson".

Ed Watson
Director of Culture & Environment