

Mr. James Crosby  
Kier  
2 Langston Road  
Loughton  
Essex  
IG10 3SD

Application Ref: **2014/5114/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

5 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Wellesley Road Elderly Person's Home**  
**1 Wellesley Road**  
**London**  
**NW5**

Proposal:

Details required by conditions 5 (plant enclosure), 6 (landscaping), 15 (plant & ventilation) and 24 (Service Management Plan) of planning permission ref 2010/4890 dated 25/11/2010 (for demolition of the existing building and the erection of a part 2 part 3 storey building comprising a 60 bed care home (Class C2) and associated parking facilities and landscaping).

Drawing Nos: Condition 6- 862.01E, 02F, 03A, 04A

Conditions 5 and 15- W132E, 133D,134E,135E,103D, 349A, 210F; solar panels photo, roof plant photo; Plant Noise Assessment report dated July 2014 by Anderson Acoustics.

Condition 24- Service Management Plan Rev B dated 23.3.15 by Shaw Healthcare.

Informative(s):

- 1 Reasons for granting permission.



Condition 6- the submitted landscaping details are appropriate and adequate for the site and scheme and show a variety of planting species, boundary treatments and permeable paved surfaces and thus will enhance the visual appearance and biodiversity of the site.

Condition 5- the location, number and design of the PV panels accord with the sustainability aims of the development and will have no impact on the appearance of the building or streetscene. The location, size and design of the louvred screens are appropriate to screen the visible roofplant and will have minimal impact on the appearance of the buildings or streetscene and will not result in any harm to residential amenities by reason of loss of light or outlook.

Condition 15- The location, nature and design of roofplant with associated louvred screens will amply meet the Council standards on acceptable noise levels and will not result in any harm to residential amenities by reason of noise pollution.

Condition 24- The revised Service Management Plan is considered acceptable in terms of managing the impact of deliveries and servicing and will ensure the operation of the use on site will not harm transport conditions and public safety on the surrounding highways.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.10, 6.3, 6.11, 6.12, 7.4, 7.6, 7.15, 7.19, 7.21 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14,17, 32, 34, 35, 56-65, 93-99, 109,118, 123 of the National Planning Policy Framework.

- 2 With regard to condition 24 and the revised SMP, you are advised to avoid use of the 'Ambulance only' lay-by until such time as the traffic order is amended, as a vehicle would be liable to a penalty charge notice if found 'parked' in this space. Amendments to the 'Ambulance only' lay-by are still subject to a successful consultation process and discussions with Parking Services and this could take some time to process through the Highways Act. It should be advised that amendments proposed to the 'Ambulance only' lay-by would not be for the specific use of the Care Home, as the public highway is available for all users and statutory legislation guides kerb-side use and enforcement. The amendments to the traffic order are being made to solely facilitate the revised servicing requirements of the new Care Home.
- 3 You are reminded that conditions 19 (highway works contract) and 22 (BREEAM assessment) of planning permission ref 2010/4890 dated 25/11/2010 are outstanding and require details to be submitted and 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', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment