

Mr Richard Maung
Deloitte LLP
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2015/6973/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

2 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land between 22- 26 Gordon Square and 15 Gordon Street
London
WC1H 0AH**

Proposal:

Details pursuant to condition 15 (levels plans) of planning permission 2015/3302/P, dated 18/1/2015 for: Erection of part 4, part 5 storey (with two storey basement) Student Centre to provide learning space and student support (Use Class D1) following demolition of theatre staircase and plantroom in Japanese Garden; with associated landscaping, cycle parking, vehicular and pedestrian access.

Drawing Nos: 031-51-0100-DR-A-PL501-00 REVP01.

Informative(s):

- 1 The proposed levels at the interface of the development and how the works would impact with the boundary of the public highway have been assessed by the Transport and Engineering teams who are satisfied that the recess hatch once reinstated would be flushed with the pavement and the overall scope of the works would be accordance with the LDF Core Strategy and Development Policies. As such, the detailed design is considered satisfactory to meet the requirements of



condition 15. The details submitted would ensure a high quality of the development and preserve and enhance the character and appearance of this part of the Bloomsbury Conservation Area.

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 CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP21 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 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

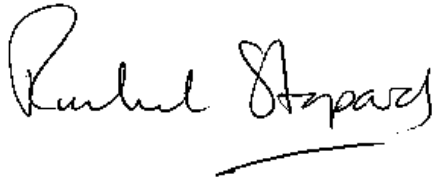
- 2 You are advised that Conditions 3 (windows, louvres and facing materials), 4 (Samples panels Facing brickwork, metal cladding and panel for the paving), 5, (details of hard and soft landscaping and means of enclosure of all un-built open areas), 9 (biodiverse roof including species, planting density), 12 (detailed plans showing the location and extent of photovoltaic cells) and 13 (bird and bat box locations and types and indication of species) remains outstanding.

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



Rachel Stopard
Director of Culture & Environment