

Mr Kieran Rafferty
KR Planning
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KR Planning
183 Seafield Road
Bournemouth
Dorset BH6 5LJ

Application Ref: **2015/5435/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

27 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**Magnet 65-69 Holmes Road
London
NW5 3AN**

Proposal: Variation of Condition 20 (approved plans) of planning permission 2013/7130/P dated 06/03/2014 (for the erection of a part seven, part three storey building above two basement levels to provide student accommodation comprising 273 units with ancillary facilities (sui generis), warehouse (B8) at basement and ground floor levels and a coffee shop (A1) at ground floor level following the demolition of existing B8 buildings); changes are to extend the lower basement level to relocate part of the warehouse (B8) use from the mezzanine floor, internal reconfigurations, introduction of social space and study rooms on the mezzanine level, changes between double and twin rooms, lift overrun, new rooflights and lightwells.

Drawing Nos: Revised Plans: (131050-A(GA))P080 Rev C; P090 Rev C; P100 Rev E; P110 Rev D; P120 Rev D; P130 Rev D; P140 Rev D; P150 Rev D; P160 Rev D; P170 Rev B; P300 Rev B; P301 Rev B; P302 Rev B; P303 Rev B; P304; P400 Rev C; P401 Rev B; P402 Rev A; P403 Rev B, D & A Statement - s73 Update (Addendum to Approved scheme D&A Statement - 2013/7130/P) dated November 2015 and Basement Impact Assessment Addendum to Approved Document dated 28/08/2015.



Superseded Plans: (131050-A(GA))P080 Rev A; P090 Rev A; P100 Rev B; P110 Rev B; P120 Rev B; P130 Rev B; P140 Rev B; P150 Rev B; P160 Rev B; P170 Rev A; P300 Rev A; P301 Rev A; P302 Rev A; P303 Rev A; P400 Rev B; P401 Rev A; P402 Rev A; P403 Rev A and revised room schedule submitted 11 Feb 2014.

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.20 of planning permission 2013/7130/P shall be replaced with the following condition:

REPLACEMENT CONDITION 20

The development hereby permitted shall be carried out in accordance with the following approved plans, except in respect of the windows in the elevation of the proposed building facing towards adjoining No 61 and 63 Holmes Road, which shall be deleted and fresh details of this element of the scheme shall be submitted: EX00; EX01; EX02; EX03; EX04; (131050-A(GA))P080 Rev C; P090 Rev C; P100 Rev E; P110 Rev D; P120 Rev D; P130 Rev D; P140 Rev D; P150 Rev D; P160 Rev D; P170 Rev B; P300 Rev B; P301 Rev B; P302 Rev B; P303 Rev B; P304; P400 Rev C; P401 Rev B; P402 Rev A; P403 Rev B; (131050-A(VIS))P001 and P002; Sustainability Statement, Oct 2013, prepared by Hodkinson Consultancy; Sunlight and Daylight, 22 Oct 2013, prepared by BMT Fluid Mechanics Ltd; Basement Impact Assessment, Oct 2013, prepared by Pringuer-James Consulting Engineers; Design & Access Statement, Nov 2013 rev A, prepared by Contemporary Design Solutions; Planning Statement, Oct 2013, prepared by KR Planning; Energy Statement, Oct 2013, prepared by Hodkinson Consultancy; Transport Statement, Oct 2013, prepared by URS; Construction Traffic Management Plan, Oct 2013, prepared by URS; Workplace Travel Plan, Oct 2013, prepared by URS; Student Travel Plan, Oct 2013, prepared by URS; email from KR Planning dated 7 Feb 2014, entitled Holmes Road; D & A Statement - s73 Update (Addendum to Approved scheme D&A Statement - 2013/7130/P) dated November 2015; Basement Impact Assessment Rev 1 dated October 2013 and Basement Impact Assessment Addendum to Approved Document dated 28/08/2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation). It is also noted that there are a number of pre-commencement conditions to be discharged.

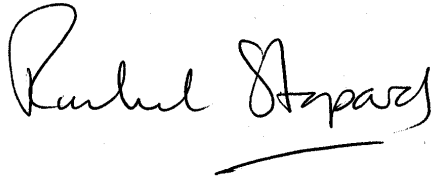
- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities