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19 Maltings Place
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Application Ref: **2015/7197/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

8 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Bartrams Convent Hostel
Rowland Hill Street
London
NW3 2AD

Proposal: Details of conditions 8 (contaminated land), 11 (cycle storage) & 14 (sustainable urban drainage system) attached to planning permission reference 2014/6449/P dated 28/08/15 for demolition of the existing student hostel building (Sui Generis) and replacement with a part 4, 6, 7, 10 storey building plus basement to provide extra-care accommodation for older people (Class C3), comprising 60 flats and associated communal facilities.

Drawing Nos: Surface water strategy by Elliot Wood dated 11/12/15 ref 213839 rev P1; D-500-P1 (flowpaths diagram); Pre-commencement Planning Condition Item 11 Cycle store document, including drawings 101C, 102D, 401, 402; extract from original approved BIA report- section 3. preliminary contamination risk assessment by CGL; CG/08753 Figure 2 rev 5 (boreholes location plan); Earthworks Statement Rev1 by CGL dated 27.5.16

The Council has considered your application and decided to approve the details.



Informative(s):

1 Reasons for approval-

Condition 8- The submitted details of the ground investigation results and the Material Management Plan have been reviewed and are considered acceptable by the Council's Environmental Health (Contaminated Land) Officer. No remediation measures are required.

Condition 11- The submitted details show 60 cycles in a secure and covered location in the basement which meets the requirements of the condition and is acceptable in design, size and location.

Condition 14- the submitted details of a sustainable urban drainage system will comply with the requirements of the condition in that the surface water strategy is designed to cope with rainfall that will fall on this site. Accordingly they are considered acceptable by the Council's Sustainability Officer.

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, CS13, CS14, CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP22, DP23, DP24, DP26, DP32 of the London Borough of Camden Local Development Framework Development Policies.

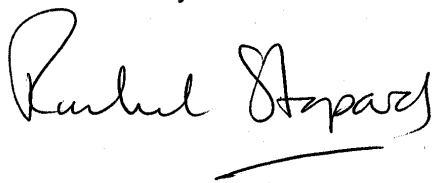
2 You are reminded that conditions 2 (design and materials), 3 (sample panels), 12 (PV panels), 13 (bird/bat boxes), 15 (green roofs), 18 (impact piling) of planning permission granted on 28/08/15 ref 2014/6449/P are outstanding and require details to be submitted and approved.

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



Rachel Stopard
Executive Director Supporting Communities