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169 Tower Bridge Road  
London  
SE1 3JB

Application Ref: **2016/0815/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 hard and soft landscaping (including biodiversity enhancements, lighting strategy, means of enclosure and proposed highway improvements on Rowland Hill Street) required by condition 5 of planning permission ref 2014/6449/P dated 28/08/15 (for demolition of the existing student hostel building and replacement with a part 4, 6, 7, 10 storey building plus basement to provide extra-care accommodation for older people, comprising 60 flats and associated communal facilities).

Drawing Nos: Landscape External Works Specification by Camlins 30/06/15; LL478 Hampstead Green - soft works schedule by Camlins 06/01/2016; Landscape maintenance by Camlins 10/06/2016; Discharge Condition Schedule Five by Camlins 06/01/2016, including drawings LL478-200-1, 3, 4, 5, 8, 21, 23, 24, 25, 28, 30, 41, 42, 44, 47, 93, 103, 104, 105, 106, 107, 108, 151, 152, 153, 154, 155, 201, 204, 205, 207, 211, 241, 242, 291, 293, 294, 295, 296, 297, 298; Rowland Hill Street highway works- LL478-000-1301, 1302, 1303

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



Informative(s):

1 Reasons for approval-

The landscaping details include a variety of tree planting, paving, biodiversity enhancements, green roofs, lighting, boundary fences, walls and railings, and highway surfacing improvements on Rowland Hill Street. A broad range of trees and plants in beds, raised planters and green roofs are proposed which are considered to enhance the biodiversity of the area.

The details are considered to be high quality and suitable for the site and they will contribute to the visual amenity, biodiversity and character of the area as well as enhancing the public realm.

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 CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

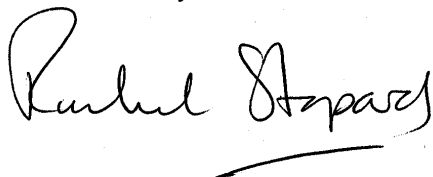
2 You are reminded that conditions 2 (design and materials), 3 (sample panels), 12 (PV panels), 13 (bird/bat boxes), 15 (green roofs), 18 (impact piling) of planning permission granted on 28/08/15 ref 2014/6449/P are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities