

Jennifer Ross
Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London SE1 3JB

Application Ref: **2016/1548/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 condition 17 (combined heat and power unit) 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: T(10)101 rev A

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

Informative(s):

- 1 Reasons for approval-

The combined heat and power unit (CHP) stack in the top tower, including its height and location relative to air inlets, is considered acceptable in terms of noise and air quality 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, CS7 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP26, DP28 of the London Borough of Camden Local Development Framework Development Policies.

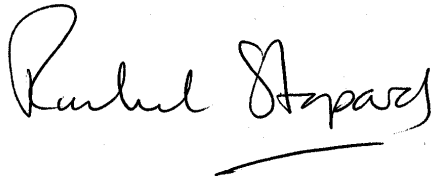
- 2 You are reminded that conditions 2 (design and materials), 3 (sample panels), 12 (PV panels), 13 (bird/bat boxes), 15 (green roofs), 18 (impact piling) of planning permission granted on 28/08/15 ref 2014/6449/P are outstanding and require details to be submitted and approved.

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