

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

Application Ref: **2016/2815/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

12 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

Bartrams Convent Hostel
Rowland Hill Street
London
NW3 2AD

Proposal: Alterations to internal room layout and to positions of windows and flues, as an amendment to planning permission reference 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Drawing Nos: Superseded plans- A213 A (01) 101B, 102C, 103A -112A, 201A- 204A, 301A, 302A;

Approved plans- A213 A (01) 101C, 102D, 103B -112B, 201B- 204B, 301B, 302B;
'Internal amendments to consented scheme' document dated 11.5.16 by Pegasus Life

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.



For the purposes of this decision, condition no.19 of planning permission 2014/6449/P shall be replaced with the following condition:

REPLACEMENT CONDITION 19

The development hereby permitted shall be carried out in accordance with the following approved plans: Existing plans- A213-A-(00)- 001, 101-103, 201-208; Proposed plans- A213-A-(01)- 001, 101C, 102D, 103B-112B, 201B-204B, 301B, 302B; Supporting documents (all dated October 2014 unless otherwise stated)- Planning, Design and Access Statement by Tibbalds, Duggan Morris and Camlins; Townscape, Visual Impact and Heritage Statement by Peter Stewart; Statement of Community Involvement by Keeble Brown; Transport Assessment and Travel Plan (revision 5 dated 19.3.15) by Aecom; Daylight/sunlight and Overshadowing Assessment by JLL; Construction Management Plan by Aecom; Tree Survey and Arboricultural Statement by Camlins; Basement Impact Assessment by Elliot Wood; Sustainability and Energy Statement (revision B dated March 2015) by Max Fordham; Noise, vibration and ventilation Assessment by Max Fordham; Air quality Assessment by Aecom; Ecology Survey (phase 1) by White Young Green; Bartram's Planning Amendments dated April 2015; letters from JLL dated 16.3.15 (re light to school) and 9.4.15 (re light impact from revised scheme); email from Ian Thody dated 16.3.15 (re overshadowing); 0994-SA02 (sunlight amenity study plan); LL478-200-0003 (tree planting plan dated 13.3.15) and -0031 (tree protection plan dated 26.1.15); 213839d/002/P2 (below ground drainage plan); 'Internal amendments to consented scheme' document dated 11.5.16 by Pegasus Life.

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

Informative(s):

1 Reasons for granting approval-

The internal layout of the approved scheme, notably the flats, has been refined by the design team. As a result, the number of flats has been reduced from 60 to 59 and the mix altered to 28 x 1 bedroom flats, 24 x 2 bed and 7 x 3 bed. It is considered that the reduction in number of units by one and the slightly altered mix to produce more 2/3 bedroom units and less 1 bed ones does not materially alter the overall use and nature of the approved scheme. The internal layout of the blocks, involving a communal lounge relocated to ground floor, a communal dining room removed from 3rd floor and 2 roof terraces rearranged on 3rd and 6th floors, is also minor in the context of the whole scheme.

The slight repositioning of some windows on all external façades and relocation of flues on top of the building are minor and do not have any material effect on the appearance of the scheme or neighbouring amenity.

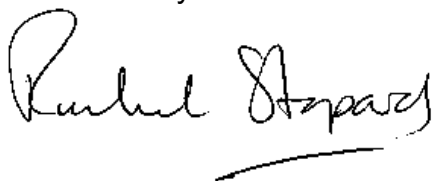
The full impact of the scheme has already been assessed by virtue of the previous approval granted on 28.8.15 under ref 2014/6449/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved

scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 28.8.15 under ref 2014/6449/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

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

Rachel Stopard
Director of Supporting Communities

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.