

Ms Kate Falconer Hall
Montagu Evans
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/2861/P**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

16 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

King's College London Hampstead Residence
Kidderpore Avenue
London
NW3 7SU

Proposal:

Details of Lady Chapman Hall in respect of architectural features, a method statement and roof works required by condition 9 parts a) b) and h) of planning permission 2015/3936/P dated 06/04/2016 (for development of the site to provide 156 residential units).

Drawing Nos: Cover Letter dated 20.05.2016;

Location Plan 157780-PL-ST-010

Revised Method Statement for retention of materials by Advanced Demolition,

9000-DRG-02LY-DE001 Rev B Existing Details,

9000-DRG-02LY-DE002 Rev A Additional Existing Details

9000-DRG-02LY-DE003 Rev B Proposed Details

9000-DRG-02LY-DE004 Rev B Proposed Details

9000-DRG-02LY-DE005 Rev B Proposed Details

9000-DRG-02LY-DE006 Rev B Proposed Details

9000-DRG-02LY-EL005 Rev B Existing Rear NE Elevation

9000-DRG-02LY-EL010 Rev B Proposed Rear NE Elevation

9000-DRG-02LY-EL011 Rev 0 North Elevation proposed - as approved



Informative(s):

- 1 This approval of details application is to clear details of architectural features, a method statement and roof works required by condition 9 parts a) b) and h) of planning permission 2015/3936/P dated 06/04/2016 for development of the site to provide 156 residential units.

It is considered that the details submitted are sufficient to appreciate the works involved with the retention of materials, removal of and rebuilding the rear elevation and works to rebuild the roof are considered appropriate for the character and appearance of the Redington Froggnal Conservation Area and the retention and new rebuilt section of Lady Chapman building.

No public consultation was necessary for this application. The site's planning has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving and enhancing the character and appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that conditions 5-8, 9 c,d,e,f,g and i, 10-12, 14, 19, 21, 23, 24, 25, 27, 28, 30-32, 34, 35, 38, of planning permission 2015/3936/P are outstanding and require details to be submitted and approved.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior

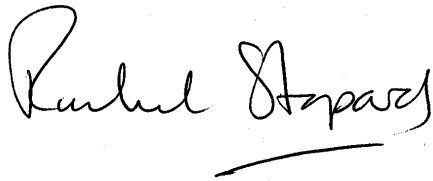
approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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