

Katie Hale
Savills
33 Margaret Street
London W1G 0JD

Application Ref: **2016/0499/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

17 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
New End Nurses Home
29 New End
London
NW3 1JD

Proposal:

Details of archaeological programme, appointed chartered engineer, levels at boundary of highway, and photovoltaic cells, in relation to conditions 18, 21, 24 and 27 of planning permission granted on 2.2.15 ref 2012/3089/P (for Erection of a 7 storey block to provide 17 self contained residential units with associated roof terraces, plus new vehicular access and basement parking for 17 cars; new pedestrian access, refuse store and substation on front boundary; green roofs; communal open space and landscaping, following demolition of existing nurses' hostel.

Drawing Nos: 2015-2688-DD-100, 2015-2688-DD-200, SK-2016-01-13, 15031-1-(1)016A, 15031-2-114E, Written Scheme of Investigation for Architectural Evaluation (dated October 2015) prepared by Helen Hawkins, Letter dated 9 November 2015 from Fluid Structures 24397/RWS, SK280116, 2668 DD/100C, 2668 DD200, 2668 DD/300, 2668 DD/500, 2668 DD/600A, 2668 DD/700, 2668 DD/SD01, 2668 DD/SD02, 2668 DD/SD04, 2668 DD/TR01B, Sustainability Note - Water and Energy (prepared by Hoare Lea).

The Council has considered your application and decided to grant permission



Informative(s):

1 Reasons for granting permission.

Condition 18 - the applicant has submitted a written scheme of investigation for archaeological investigation. Historic England/Greater London Archaeological Advisory Service (GLAAS) has confirmed they are satisfied with the report and recommend its approval.

Condition 21 - The site is located in an area of underground development constraints/ground water flow and slope stability. The engineer appointed to inspect, approve and monitor the works is suitable qualified in accordance with the Council's requirements in CPG4 (Basements and lightwells).

Condition 24 - Details of the levels of the development adjoining the public highway have been submitted. The Council's Highway engineers are satisfied with the proposed details of the levels indicated.

Condition 27 - Details of the extent of photovoltaic cells on the roof have been submitted. The Council's Sustainability Officer is satisfied with the information provided and that the cells will meet the approved renewable energy targets for this scheme. The cells are appropriate in location and will not be harmfully visible from ground levels.

As such, the proposed development is in general accordance with policies CS5, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP22, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

2 You are advised that the following conditions attached to planning permission granted on 2.2.15 ref 2012/3089/P still need to be discharged: 3, 6, 9, 12, 15, 17, 20, 23 and 25.

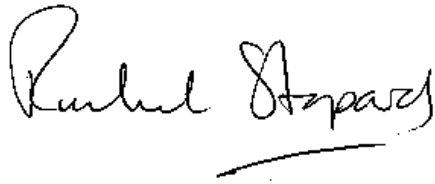
The applications to discharge the following conditions are currently pending decision: 11, 22 and 28.

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, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities