

Simon Wallis
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2016/2833/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

19 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:

Discharge of conditions 22 (basement impact assessment) and 28 (sustainable urban drainage systems) of 2012/3089/P dated 02/02/2015 for erection of a 7 storey block to provide 17 self contained residential units (Class C3), (comprising 2 x studio, 5 x 2 bedroom, 6 x 3 bedroom, and 4 x 4 bedroom 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 (Sui Generis)

Drawing Nos: Basement Impact Assessment Ref No. 24397 prepared by Fluid Structures (May 2016), Letter dated 12th Aug 2016 from A-squared Studio, Letter from Stephen Buss Environmental Consulting dated 19 August 2016, email from Savills dated 12/10/2016, Sustainable Urban Drainage (SUDS) Ref No. 24397 prepared by Fluid Structures (May 2016), Deep Bore Soakaway 10yr FOS 5 prepared by R J Fillingham Associates Ltd dated Oct 2016, 2170-14-04 A, Email from Savills dated 18/10/2016.

The Council has considered your application and decided to grant approval of details.



Informative(s):

- 1 Reasons for granting approval.

Condition 22 (BIA)

The submitted BIA has been reviewed by Campbell Reith, the Council's independent basement consultant, who are satisfied that the BIA has been carried out by suitable consultant with the relevant qualifications, that sufficient hydrogeological and hydrology assessments have been undertaken and that there has been a sufficient assessment of ground stability. Given the above, Council officers consider that the submitted information adequately identifies the potential impacts and describe suitable mitigation measures.

As such the proposed development is in general accordance with policy DP27 of the London Borough of Camden Local Development Framework Development Policies and CPG 4 (Basements and lightwells).

Condition 28 (SUDS)

The Council's Sustainability Officer has assessed the submitted information and is satisfied that the proposed SUDS are acceptable. Given the above Council officers consider that this condition can be discharged.

As such the proposed development is in general accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy, policy DP22 of the London Borough of Camden Local Development Framework Development Policies and CPG 3 (Sustainability).

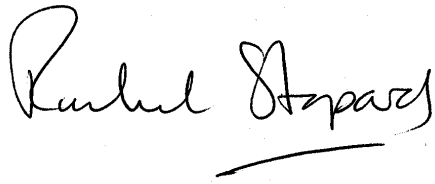
- 2 You are advised that the following conditions attached to planning permission reference 2014/7649/P (granted 31 March 2015) still need to be discharged: 3, 6, 9, 12, 15, 17, 20, 23, 24 and 25.
- 3 Please note that groundwater monitoring and the GMA/building damage assessments (with regards to the BIA) should be scrutinised as part of the party wall awards.

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

Rachel Stopard
Executive Director Supporting Communities