

Mr Mariano Garcia
Contemporary Design Solutions
46 Great Marlborough Street
LONDON W1F 7JW

Application Ref: **2016/5496/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

30 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
65-69 Holmes Road
London
NW5 3AN

Proposal:

Details of the layout, sections, elevation to partially discharge condition 2 (details of plant equipment reserved) of planning permission reference 2013/7130/P dated 06/03/14 for the erection of a part seven, part three storey building (plus two storey basement) to provide student accommodation with 273 units (337 rooms and 439 bed spaces), warehouse (Class B8) at basement and ground floor levels and coffee shop (Class A1) at ground floor level following demolition of existing B8 buildings.

Drawing Nos: 131050A(31)300, (160323A(GA))400 Rev B; 401 Rev A; 402 Rev A; 403 Rev A; 404 Rev A, (160323A(21))300; 301.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for approving the details:

Full details of all new window and door framing along with relevant slab levels have been submitted as per the wording of the condition. The submitted details are



considered to be satisfactory. Details of the roof plant equipment have not been submitted as these details are not yet known. Therefore, the condition is partially discharged based on the details submitted which have met the satisfaction of the Council's Conservation and Heritage Officer.

The window and door details would retain the high quality contemporary nature of the approved design and retain sufficient depth and interest to the elevations. Therefore, they would maintain the character and appearance of the host building and surrounding area.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

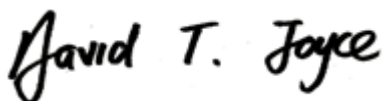
- 2 You are reminded that conditions 2 (roof plant equipment details); 3 (sample panel); 4 (contamination); 5 (landscaping); 6 (waste); 7 (cycle parking); 10 (CHP); 12 (green roof); 13 (bat roost); 14 (foundation design); 15 (access routes); 16 (SuDs); 18 (acoustics) and 22 (engineer details) of planning permission 2013/7130/P granted on 06/03/2014 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



David Joyce
Executive Director Supporting Communities