

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

Application Ref: **2016/6245/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

3 March 2017

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:

Submission of details to discharge condition 14 (details, calculations, method and design of groundworks) and 22 (appointment of engineer) granted under 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: (L1405-S-15-)001, (L1405-S-17-)004 Rev 01; 005 Rev 01; 007, (L1405-S-19-)120; 121; 122; 123; 124, (L1405-S-20-)008 Rev 01; 009 Rev 01; 010 Rev 01; 011, (L1405-S-21-)100 Rev 01; 101 Rev 01; 102 Rev 02, letter from Pringuer-James Consulting Engineers dated 24/02/2017, Structural Appraisal dated February 2017 by LIM Engineering Limited, email from Paul Putney (BBS Building Control) dated 17/02/2017, Approved Inspector certification, Verification of Professional Indemnity Insurance (ref: P16A298456P) and Insurer's Declaration by Howden UK Group Limited dated 31/03/2016.

The Council has considered your application and decided to grant permission
Conditions and Reasons:



Informatives:

1 Reasons for approving the details:

The applicant has submitted detailed design, structural calculations and a method statement for the foundation design and all new groundworks. This includes piling details, propping, details of adjacent properties foundations, loading, structural information, site preparation, temporary works, demolition, earthworks and excavations, fire protection, baseplate details, capping beam and cantilevering beam details, sections, slab and finished floor levels, waterproofing and a method statement for construction joint preparation. The details have been designed and submitted by Pringuer James Consulting Engineers who will also undertake the works. These details have been independently assessed by a third party engineer - LIM Engineering Limited - who submitted a 'Structural Appraisal' which confirms that they carried out a detailed check of all the documents. The information is further supported by a copy of the instructed engineer's professional indemnity insurance. A CIC Approval Notice confirms that BBS Building Control Limited are instructed as the Approved Inspector for the works under Building Regulations. Based on the above, it is considered that the submitted details are satisfactory given the level of information and scrutiny from a third party. Condition 14 is therefore discharged.

A letter has been submitted from Pringuer James Consulting Engineers to confirm that they have been instructed as the engineer to carry out further ground investigation works and monitor the critical elements of both permanent and temporary basement construction works. The letter confirms that they hold the necessary qualifications. These details are considered sufficient to discharge condition 22.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

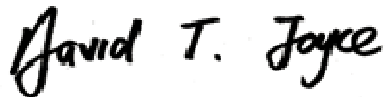
2 You are reminded that conditions 2 (roof plant equipment details); 3 (sample panel); 4 (contamination); 5 (landscaping); 6 (waste); 7 (cycle parking); 10 (CHP); 12 (green roof); 13 (bat roost); 15 (access routes); 16 (SuDs) and 18 (acoustics) of planning permission 2013/7130/P granted on 06/03/2014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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Planning and Regeneration