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Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London SE1 3JB

Application Ref: **2017/4812/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

18 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Bartrams Convent Hostel
Rowland Hill Street
London NW3 2AD

Proposal:

Details of various external fixtures and equipment on elevations and roofs required by condition 4 attached to planning permission reference 2014/6449/P dated 28/08/15 for demolition of the existing student hostel building and replacement with a part 4, 6, 7, 10 storey building plus basement to provide extra-care accommodation for older people, comprising 60 flats and associated communal facilities.

Drawing Nos: A213 Hampstead Green issued 24.8.17 Planning Condition 04 document parts 1 and 2

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

Informative(s):

- 1 The submitted details show the addition of various small wall fixtures and roof enclosures; these include- perforated metal grilles, metal louvres and plastic air



bricks; wall mounted brick slot lights, door access controls, carpark access controls; ventilation flues on 8th floor plantroom, roof mounted fall arrest and abseil system, two 1.35m high roof plant enclosures on 4 and 6 storey high blocks.

The various items are discreet, small scale or well set back from the roof edges so that they will have minimal impact on the overall appearance of these large blocks. They are considered acceptable in design quality, materials and location.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

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.

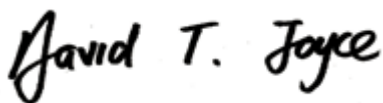
- 2 You are reminded that conditions 12 (PV panels), 13 (bird/bat boxes), 15 (green roofs), 18 (impact piling) of planning permission granted on 28/08/15 ref 2014/6449/P are outstanding and require details to be submitted and approved.

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
Director of Regeneration and Planning