

Application ref: 2018/2134/P
Contact: Charles Thuaire
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Date: 27 June 2018

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

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 hard and soft landscaping required by condition 5 of planning permission ref 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: Cover letter dated 8.5.18 from Tibbalds; Hampstead Green Discharge Condition Schedule Five rev A dated 4.5.18 by Camlins

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

Informative(s):

1 Reasons for approval

The landscaping details have been further revised since the previous discharge dated 08/07/2016 ref 2016/0815/P. The minor variations relate to some elements in the rear garden, notably the paved surfaces, boundary walls and ground levels, which are all welcome and will improve permeability and increase planted greenery.

The landscaping scheme still shows a variety of tree planting, paving, biodiversity enhancements, green roofs, lighting, boundary fences, walls and railings, and highway surfacing improvements on Rowland Hill Street. A broad range of trees and plants in beds, raised planters and green roofs are proposed which are considered to enhance the biodiversity of the area.

The details are considered to be high quality and suitable for the site and they will contribute to the visual amenity, biodiversity and character of the area as well as enhancing the public realm.

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 policies CS14 and CS15 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.

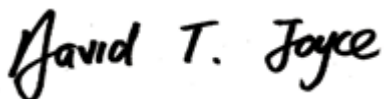
- 2 You are reminded that conditions 12 (PV panels), 13 (bird/bat boxes), 15 (green roofs) and 18 (impact piling) of planning permission granted on 28/08/15 ref 2014/6449/P are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning