

Senan Seaton Kelly  
Tibbalds Planning & Urban Design  
19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Application Ref: **2018/2587/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

31 August 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**Bartrams Convent Hostel**  
**Rowland Hill Street**  
**London**  
**NW3 2AD**

Proposal: Variation of wording of condition 9 (regarding carparking) 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), to allow variation to timing of carparking provision.

Drawing Nos: Location plan; undated letter from Tibbalds

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.9 of planning permission 2014/6449/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 9**

The whole of the car parking provision shown on the approved drawings shall be provided no later than at or before the final completion of the development.



Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for granting approval-

Condition 9 states that 'The development shall not be occupied until the whole of the car parking provision shown on the approved drawings is provided...'. The approved scheme involves a basement level car stacker system. Since then, the manufacturer has developed a new technology and changed it from a conveyor belt system to a hydraulic system. This has been developed and is in final testing but will not be totally ready for use before first occupation of the development. However there are no changes to the approved plans or layout.

The application is to vary the wording of condition 9 to enable the construction works and occupation of the development to proceed prior to the system being fully installed and operational. The revised wording would now use the trigger of 'at or before final completion of the whole development'.

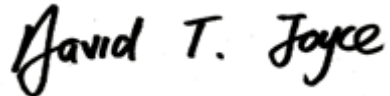
This is considered acceptable as it would allow for certainty on the completion of the works and still ensure carparking is provided for all residents prior to their occupation; it is noted that the flats will only be occupied by residents in 2019 after the building is fully completed in December 2018. It is considered that this revised wording still achieves the aims of the original condition and will not raise any transport or amenity issues that require further assessment.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 28.8.15 under ref 2014/6449/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of landuse and environmental impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 28.8.15 under ref 2014/6449/P and is bound by all the conditions and obligations attached to that permission.

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.

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

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