

Application ref: 2018/3603/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 26 February 2019

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 photovoltaic cells on block B required by condition 12 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: JSW/SW/R/FP/E/211 rev AF; PV system results specification sheets; solar panel cleaning and maintenance sheet; BRUKL output document sheet dated 15.11.18; Building Maintenance manual.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approval.

The 37 photovoltaic cells on the tallest block, as revised, are appropriately located and designed so as not to be visible above the parapet edge of the tower. They will have no visual impact on the appearance of the tower and surroundings, given their location and context. The submitted data as revised

show that the PV panels will contribute to achieving the required 35% CO2 reduction target and will be adequately maintained annually. Accordingly the development will provide adequate on-site renewable energy facilities and are considered acceptable by the Council's Sustainability Officer.

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 CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

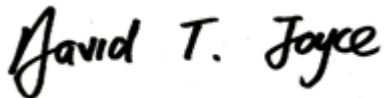
- 2 You are reminded that condition 18 (impact piling) of planning permission granted on 28/08/15 ref 2014/6449/P is outstanding and requires details to be submitted and approved. Conditions 13 (bird/bat boxes) and 15 (green roofs) are being currently assessed under application ref 2018/5819/P.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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