

Application ref: 2019/1818/P
Contact: Jonathan McClue
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Date: 29 May 2019

Development Management
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Mr Chi Tang
46 Great Marlborough Street
London
W1F 7JW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**65-67 Holmes Road
London
NW5 3AN**

Proposal:

Details of mechanical services and noise assessments to partially discharge Condition 2 (details of roof plant equipment) and to discharge conditions 17 (external noise levels) and 18 (acoustic information) of 2013/7130/P dated 06/03/2014 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: Plant Noise Assessment (R6718-4 Rev 0) dated 27/03/2019; Noise Break-in Assessment Planning Condition 17 (R6718-2 Rev 0) dated 30/11/2017; 1980-M-UB-0202 Rev C03 and 1980-M-FF-0204 Rev C04.

The Council has considered your application and decided to approve details:

Informative(s):

1 Reasons for approving the details:

Basement plans have been submitted to discharge condition 2 (details of roof plant equipment). These confirm that the plant would be within lightwells and

not visually prominent and are therefore acceptable.

Details of mechanical services and noise assessments have been submitted to discharge conditions 17 (external noise levels) and 18 (acoustic information). These details were assessed by the Council's Noise Officer from Environment Health, who confirmed that they are acceptable.

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 policies CS5, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 4 (contamination) of planning permission 2013/7130/P granted on 06/03/2014 is 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 paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer