

Application ref: 2019/6402/P
Contact: David Fowler
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Date: 6 November 2020

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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Novel House
29 New End
London
NW3 1JD

Proposal:

Discharge of Condition 9 (Landscaping), Condition 15 (Refuse), Condition 17 (Cycle Store), Condition 19 (Bird & Bat Boxes) Condition 20 (Green Roofs) and Condition 25 (Electric Vehicle Charging Points) of planning permission 2012/3089/P, granted on appeal (reference APP/X5210/A/14/2218243) dated 02/02/2015 for 'Erection of a 7 storey block to provide 17 self contained residential units (Class C3), (comprising 2 x studio, 5 x 2 bedroom, 6 x 3 bedroom, and 4 x 4 bedroom units) with associated roof terraces, plus new vehicular access and basement parking for 17 cars; new pedestrian access, refuse store and substation on front boundary; green roofs; communal open space and landscaping, following demolition of existing nurses' hostel (Sui Generis)'.

Drawing Nos: WIP 26/11/2019, 4-522, NBS Section Q37 - Description of Works (green roof) (Bauder), 15031-SK-SK-2019-09-16, 000, 008 A, 008 B, 15031-1-016 Q, SP4745-LG-GA-E-690-2099 C1, Two Tie Bike Rack - Wit Gas Stru (BDS), Wallpod:EV (electric charging manufacturer's specification) (Rolec EV), Proposals for Wildlife Habitats (Lizzie Taylor) 12th November 2019, Cover letter (Savills) 18 December 2019.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission

Condition 9 - Landscaping

Full details of hard and soft landscaping and means of enclosure have been submitted. The Council's Tree and Landscaping Officer was consulted and considers the proposed landscaping suitable for the site. The proposed landscaping will enhance biodiversity.

The proposed means of enclosure are bronze gates and railings and brick walls. These are considered appropriate in height, design and materiality for this part of the Hampstead Conservation Area.

Condition 15 - Refuse

Plans have been submitted which show adequate refuse and recycling storage facilities for the flats.

Condition 17 - Cycle store

A manufacturer's specification has been submitted for cycle parking, as well as plans showing 28 cycles in the basement and 4 cycle stands for occupiers and visitors at ground floor level. The Council's Transport Officer has been consulted and is satisfied with the submitted details.

Condition 19 - Bird and bat boxes

Details of bird and bat boxes have been submitted. The Council's Biodiversity Officer has been consulted and is satisfied with the submitted details.

Condition 20 - Green roofs

A roof plan and a maintenance plan have been submitted. The Council's Tree and Landscaping Officer was consulted and considers the details sufficient and that the green roof would promote biodiversity.

Condition 25 - Electric vehicle charging points

A manufacturer's specification has been submitted for electric vehicle charging. The Council's Transport Officer has been consulted and is satisfied with the submitted details.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the visual amenity and character of the streetscene, on neighbouring amenity, the highway network or local biodiversity.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance with Camden Local Plan policies A3, D1, D2, CC2, CC5, and T1 and Hampstead Neighbourhood Plan policies DH1, DH2, NE2, NE4 and TT4.

2 You are advised that the following conditions attached to planning permission reference 2012/3089/P, granted on 02/02/2015, still need to be discharged: 3,

7, 11, 14, 16.

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
Director of Economy, Regeneration and Investment