

Application ref: 2021/5192/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
Date: 16 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

WSP
WSP House
70 Chancery Lane
London
WC2A 1AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Branch Hill House
Branch Hill
London
NW3 7LS

Proposal:

Details pursuant to Condition 7 (Suitable Qualified Engineer), Condition 22 (Ground Source Heat Pump) and Condition 23 (Sustainable Drainage) of planning permission reference 2019/6354/P dated 11/08/21 for change of use of Branch Hill House from care home (Class C2) to residential (Class C3) and associated external alterations, demolition of the 1960s care home extension and erection of replacement building, including basement, comprising residential accommodation (Class C3), ancillary plant, access and servicing and car parking.

Drawing Nos: Covering letter 62261817 (WSP) 22 October 2021, Letter (Eckersley O'Callaghan) 21 August 2021, BHH-EOC-V1-ZZ-DR-S-5000 P5, BHH-EOC-V1-ZZ-DR-S-5100 P1, BHH-EOC-V1-ZZ-DR-S-5101 P2, Drainage Condition Discharge 21021 (Eckersley O'Callaghan) 21 Oct 2021, Discharge of Ground Source Heat Pump Condition 22 (Envision) 7th October 2021.

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

Informative(s):

1 Reason for approval:

Condition 7 -

Details of a chartered engineer who would oversee the project, including their qualifications, have been submitted. These details demonstrate that the engineer is suitably qualified and from a recognised relevant professional body.

Condition 22 -

Full details of the location and performance of the ground source heat pumps have been submitted. The Council's Sustainability Officer has reviewed the details and is satisfied that they are acceptable.

Condition 23 -

Full details of sustainable drainage have been submitted. The Local Lead Flood Authority has reviewed the details and is satisfied. The proposed attenuation and rainwater tanks are considered acceptable.

The full impact of the proposed development has already been assessed. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2, A5, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3, 14, 17, 18, 19 of planning permission reference 2019/6354/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 paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer