

Application ref: 2024/0518/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 23 May 2024

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

Arrow Planning Ltd.
Clarks Barn
Bassetsbury Lane
High Wycombe
Bucks
HP11 1QX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**551 - 557 Finchley Road
London
NW3 7BJ**

Proposal:

Approval of details pursuant to part discharge condition 3a (windows, doors and balustrade details excluding the ground floor doors on the front elevation), 3c (facing materials), and 3e (details of windows, doors, balustrades, materials and window drawings) of planning permission 2023/0383/P granted 13/12/2023 for variation of condition 2 (approved drawings) of planning permission 2020/5444/P approved 24/12/2021 for 'the part change of use from use Class E and F1 and remodelling of the existing building to provide residential apartments (C3) along with flexible commercial (Class E) pub/wine bar/drinking establishments (Sui Generis) uses and alterations including partial demolition and extensions at the rear at lower ground, ground and first floor levels, extension to provide an additional storey at roof level, levelling of the lower ground floor level (summary)

Drawing Nos: 22-055-A: 207A, 208A, 542A, 543A, 600, 601, 603, 610, 611B, 612B, 613B, 614, 615, External Materials Schedule (Issue 1), Cover Letter (Arrow Planning - 08/02/2024)

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

Informative(s):

1 Reason for approving details:

Partial discharge of Condition 3a

Details of windows, doors have been submitted. 1:20 drawings of all the window types to be installed at ground, first, second, third and fourth (roof) levels have been submitted. The replacement UPVC windows would match the existing UPVC windows to be replaced in size, style and dimensions. The new UPVC windows at ground and roof (dormer) level would be of appropriate design given the size of the windows, the architecture of the building and the appearance of the other windows.

The French doors on the rear elevation (at lower ground floor level) would be UPVC with similar sized frames as the windows. They would retain the aesthetic quality of the building.

The applicant has advised that the doors on the ground floor at the front are to be dealt with under part b of the condition (requiring details of the new shopfronts). Condition 3a would therefore be partially discharged. The wording in condition 3a also refers to details of the balustrades to be submitted. No new balustrades are proposed. Existing balustrades at the front will be retained, to the front gables. These will be included in an application for approval of details pursuant to condition d. No further details relating to balustrades would be required to be submitted as part of condition 3a.

Condition 3c - Materials

At the rear the walls would be of matching brickwork at lower ground floor level, and white render above. The roof would be of slate tiles. The doors would be of UPVC. The shopfront would be of aluminium. The proposed materials would match those on the existing building and the townscape quality of the building would be preserved.

Condition 3e - Dormer windows

The front dormer windows, which would sit behind the distinctive front gables which are to be reinstated, would be of an appropriate size and design. They would be of an appropriately modest size and projection with casement style windows.

The proposed development and all the relevant planning issues have been fully assessed under the original planning permission 2020/5444/P approved 24/12/2021 and minor amendments thereto, under permission 2023/0383/P granted 13/12/2023.

The proposed details and materials would safeguard the appearance of the premises and the character of the immediate area. As such, the proposals comply with policy D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015 and the London Plan 2021 and the NPPF 2023.

- 2 This approval is for details pursuant to partial discharge of condition 3a (excluding the ground floor doors on the front elevation), discharge of condition 3c and condition 3e of planning permission 2023/0383/P only. Parts 3b (shopfronts) and 3d (roof level decorative gables) remain outstanding and are

required to be discharged prior to those items being commenced.

Furthermore details pursuant to conditions 10 (second floor living roof), 16 (energy generation of PV cells), 17 (air source heat pump carbin savings), 18 (Thames Water approval), 21 (waste/recycling facilities) 23 (primary cooking details), 24 (commercial floorspace fitting out), 25 (mechanical ventilation details) and 26 (NO2 filtration system) should all be submitted and approved in writing by the Local Planning Authority within the prescribed timetables.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer