

Application ref: 2024/2359/P
Contact: Christopher Smith
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Date: 27 June 2024

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Arrow Planning Ltd
Clarks Barn
Bassetsbury Lane
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HP11 1QX
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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 for Condition 3 part d only (roof level gables design) of Planning Permission ref. 2023/0383/P.

Drawing Nos:
letter, 22-055-A-541 Rev. B, 22-055-A-540 Rev. A, 22-055-A-208 Rev. A, 22-055-A-207 Rev. A.

The Council has considered your application and decided to approve the details required by condition.

Informative(s):

- 1 Reasons for approving the details required by condition:

Condition 3 (part d) of planning permission 2023/0383/P requires detailed drawings of roof level gables to the approved development at 551-557 Finchley Road. The host site is not a listed or locally listed building. It is not located in a conservation area, though it is sited opposite the Redington Frogнал Conservation Area.

Appropriately detailed drawings have been submitted that show a suitably designed and detailed gable, reflecting the design of an existing gable on the building, that will be applied to the frontage of the approved row of properties. Materials would match the host property and the adjoining terrace. The gable design would be of a high quality and would respect local character and context, in accordance with the requirements of Policy D1 of the Local Plan and and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

The submitted details are therefore considered sufficient to ensure the development would be of an appropriate design quality and are thus acceptable in respect of the requirements of Condition 3.

The full impact of the proposals has already been considered during the determination of the original application. As such, the submitted details are in general accordance with the requirements of policies D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

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