



Application ref: 2024/0826/P
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Date: 27 August 2024

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Arrow Planning Ltd
Clarks Barn
Bassetsbury Lane
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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: Details to discharge Conditions 16 (PV Panels), 17 (Be Green), and 25 (Mechanical Ventilation) of planning permission ref. 2023/0383/P dated 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, 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, remodelling and restoration of front facade, amenity space, cycle parking and associated works; namely, changes to approved dwelling mix and internal layouts, reduction in commercial floorspace and minor changes to elevations".

Drawing Nos: G1137-ESL-00-LG-DR-M-00001 rev D, G1137-ESL-00-GF-DR-M-00001 rev D, G1137-ESL-00-01-DR-M-00001 rev E, G1137-ESL-00-02-DR-M-00001 rev D, G1137-ESL-00-03-DR-M-00001 rev D, G1137-ESL-00-04-DR-M-00001 rev B; G1137-ESL-00-LG-DR-ME-00001 rev D, G1137-ESL-00-GF-DR-ME-00001 rev D, G1137-ESL-00-01-DR-ME-00001 rev D, G1137-ESL-00-02-DR-ME-00001 rev D, G1137-ESL-00-03-DR-ME-00001 rev D, G1137-ESL-00-RF-DR-ME-00001 rev D, G1137-ESL-00-XX-DR-ME-00001 rev A; G1137-ESL-00-XX-DR-E-00001 rev B; Cover Letter, Energy Statement (prepared by Envision, dated August 2024), MEP Services Concept Design Brief (prepared by Envision, dated February 2024), Nuaire IAQ Carbon Filter Details

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

Informative(s):

1 Reasons for granting approval of details:

Condition 16 (PV panels) requires drawings and data sheets showing the location, extent and predicted energy generation of the PV cells and associated equipment. Details have been submitted, and reviewed by the Council's Sustainability Officer, that suitably demonstrates installation of a meter to monitor the energy output, site-specific lifetime maintenance schedules, and safe roof access arrangements. The submitted details are therefore considered acceptable and sufficient to discharge Condition 16.

Condition 17 (Be Green) requires details, drawings, and data sheets showing the location, Seasonal Performance Factor (of at least 2.5), and Be Green stage carbon saving of the air source heat pumps and associated equipment. Details have been submitted, and reviewed by the Council's Sustainability Officer, that suitably demonstrates the metering details (including estimated costs to occupants) and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, has also been provided. The submitted details are therefore considered acceptable and sufficient to discharge Condition 17.

Condition 25 (Mechanical Ventilation) requires full details of the mechanical ventilation including air inlet locations and filters. The submitted details demonstrate the air inlet locations for ten of the twelve flats would be located at the rear of the property, away from Finchley Road. Due to the internal floorplans, two of the units would require air inlet locations along the front elevation on Finchley Road; however, these are considered acceptable as they are on the upper levels and will be fitted with carbon filters. The submitted details are therefore considered acceptable to discharge Condition 25 and will ensure that the development will result in protecting internal air quality for future occupiers.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the street scene or this part of the Conservation Area or on neighbouring amenity.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with the requirements of policies A1, CC1, CC2, and CC4 of the London Borough of Camden Local Plan 2017.

2 You are reminded that Conditions 18 (Thames Water), 21 (Waste/Recycling Facilities), 23 (Primary Cooking Details), 24 (Commercial Floorspace fitting out), and 26 (NO₂ Filtration System) of planning permission 2023/0383/P dated 13/12/2023 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 2023.

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