

Akhaja, Jagdish

From: Olcar-Chamberlin, Aysegul
Sent: 15 October 2013 15:40
To: Akhaja, Jagdish
Subject: FW: 252 Finchley Road, ref: 2013/6268/NEW
Follow Up Flag: Follow up
Flag Status: Red

Aysegul Olcar-Chamberlin
Planning Officer

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From: Charles Moran [mailto:charles.moran@cma-planning.co.uk]
Sent: 09 October 2013 10:21
To: Olcar-Chamberlin, Aysegul
Subject: RE: 252 Finchley Road, ref: 2013/6268/NEW

Dear Aysegul

As you are aware a previous proposal for the site was dismissed at appeal in 2012 on the grounds that:

- (1) There was insufficient evidence to determine the impact of the proposed development on the neighbouring listed church; and
- (2) There was insufficient evidence to demonstrate that the development would not have an adverse structural or hydrological impact on the local area

At the appeal the Inspector considered all other issues raised as part of the planning process (such as the design, appearance, impact on amenity) of the proposals and found them to be acceptable. The current application addresses the Inspector's issues by:

- a. An independent Heritage Assessment by KM Heritage has been undertaken to consider the impact of the proposal on the church. The assessment provides a detailed assessment of the significance of the church as a heritage asset and concludes that whilst the new building is closer to the church than the existing structure on site the form of the new building has been designed in such a way that the setting of the church is preserved. A daylight assessment by Waldrams is also submitted which demonstrates that the proposed building will not have an adverse impact on the level of daylight received by the church. Furthermore, the assessment concludes that the proposal will have a wider beneficial impact on the Reddington / Froggnal Conservation Area.
- b. The Basement Impact Assessment submitted as part of the previous application has been updated including through additional site investigation and hydrological modelling to address the issues set out in the Inspector's decision.

In light of this additional information the application proposals are considered to fully respond to the issues raised in the previous appeal.

Regards
Charles

17/10/2013

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