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Osel Architects & Development
Consultants
26 Oldbury Place
LONDON
W1U 5PR

Application Ref: **2009/5375/P**
Please ask for: **Adrian Malcolm**
Telephone: 020 7974 **2566**

24 November 2009

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Approval of Details Granted

Address:
2-20 Winchester Road & 157A Fellows Road
London
NW3 3NT

Proposal:
Details of BREEAM & EcoHomes for discharge of condition 7 of the planning permission dated 21/06 /06 (2005/5580/P) for redevelopment to provide 3 new buildings of part 3/part 5 stories plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units) , 416 sqm of commercial floorspace (comprising 312sqm Class A1 Retail, 104 sqm Class A2 Financial and Professional Services), 41 car parking spaces with new vehicular access from Fellows Rd plus associated hard and soft landscaping.

Drawing Nos: 01/03125 - EcoHomes 2005 Pre-Assessment Advice (Initial Report Rev B), BREEAM Retail 2006 Pre- Assessment Estimator.

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



Informative(s):

- 1 It should be noted that the Council expect you to strive to achieve as many as the potential credits shown in the second pre-assessment score submitted with this application to discharge this condition as possible. This is in order to reflect as closely as possible the original predicted score of 75 and 'excellent' Eco Homes rating in the report submitted with the main application for planning permission LC Reg No. 2005/5580/P. It is also requested that the BREEAM Retail Pre-Assessment report be drawn to the attention of any occupiers of the retail units with a view to achieving the best possible score when these shell units are occupied.
- 2 You are reminded that conditions 2 (shopfronts) and 20 (plant details) of planning permission 2005/5580/P granted on 21/6/06 are outstanding and require details to be submitted and approved (conditions 5, 6, 8, 11, 14 & 19 are currently under the Council's consideration).

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