

Mr T R Standen
Radcliff Le Brasseur
5 Great College Street
London
SW1P 3SJ

Application Ref: **2007/6299/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

19 March 2008

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

Full Planning Permission Granted

Address:

135 Finchley Road

London

NW3 6JH

Proposal:

Change of use of basement, lower/upper ground and first floor from bar (Class A4) to office use (Class B1).

Drawing Nos: 0612/100; 101; 102; 103; and Letter by Radcliffe Le Brasseur dated 11/12/07.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 Details of a cycle storage area for a minimum of 3 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the occupation of the offices, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1, S2, SD6, T2, T3, E1 and R7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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