

Dat Liu
Squire & Partners
77 Wicklow Street
LONDON
WC1X 9JY

Application Ref: **2007/0309/P**
Please ask for: **Adrian Malcolm**
Telephone: 020 7974 **2566**

01 March 2007

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

London

NW3 3NT

Proposal:

Details of the slab levels pursuant to condition 4 of the planning permission dated 21/06/06 (2005/5580) for redevelopment to provide 3 new buildings of part 3/part 5 storeys plus basement and sub-basement containing 76 residential units (51 private and 25 affordable units) 416sm of commercial floorspace (312sm Class a1 retail; 104sm Class A2 financial & professional services); 41 car parking spaces with new vehicular access from Fellows Road plus associated hard & soft landscaping.

Drawing Nos: Brochure from Squire and Partners dated 11/1/07 (Ref 04041) entitled Conition 4 General Arrangements including drawings 15-01_PC04.01A, 15-03_PC04.01A-05A

Draing Issue Sheet; Planning Conditions 04,05 & 8 - General Arrangement

The Council has considered your application and decided to approve the submitted details.



Informative(s):

- 1 You are reminded that conditions 2 (shopfronts), 7 (BREEAM/EcoHomes), 10 (green/brown roofs), and 11 (boundary treatment) of planning permission LBC ref 2005/5880/P granted on 21/6/06 are outstanding and require details to be submitted.
N.B. Details pursuant to conditions 3, 9, 12, 13, 14, 17, 19 and 21 are currently under the Council's consideration and requested information to clarify details upon invalid applications pursuant to compliance with conditions 5, 6, 8 and 20 are awaited from you).
- 2 The submitted drawings show steps outside the frontage of Block B on Winchester Rd serving both commercial and residential units. The details pursuant to this condition are only required to ensure the slab levels do not cause the development to be any higher than previously approved in relation to planning considerations of nearby residential amenity. However, you are advised that access to Block B of the development from Winchester Rd is unlikely to be acceptable under Part M of the Building Regulations and you are urged to discuss how to resolve this problem with the Council's Access Officer (Building Control), Michelle Brannon, Tel: 020 7974 5124.

Disclaimer

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