

Mr Ian Lawson
WCEC ARCHITECTS
Carrwood Court
Carrwood Road
Sheepbridge Chesterfield
Derbyshire S41 9QB

Application Ref: **2013/6627/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

13 June 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
187-199 West End Lane
West Hampstead
London
NW6 2LJ

Proposal:

Variation of condition 11 (approved plans) and condition 13 (London Underground structures) to planning permission 2011/6129/P granted on 30/03/2012, and as amended on 15/07/2013 by planning permission 2013/1924/P, for redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units, namely alteration to entrances and layouts at ground floor level block A-E, alteration to fenestration and layouts to all level block F and G, and alteration to landscaping.

Drawing Nos: (Prefix-12-316) PL10-D, PL11-D, PL12-D, PL13-D, PL14-D; PL16-B, PL17-A, PL20-B, PL25, PL26, PL27-B, PL28-A, PL29-B, PL30, PL31, PL33, PL34, PL35, PL36, PL37; Design and Access Statement Addendum by wcec architects; Schedule of Affordable Apartments - Approved Section 73 Application (ref: 2013/1924/P); Schedule of Affordable Apartments - Section 73 Application; 12-316 WHS - Comparison of Non Residential Areas.



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

Condition(s) and Reason(s):

1 REPLACEMENT CONDITION 11

The development hereby permitted shall be carried out in accordance with the following plans approved under reference 2013/1924/P:

Site location Plan; (Prefix-12-316) PL-00, PL-01 -A, PL-02 -A, PL-03 -A, PL-04 -A, PL-05 -A, PL06, PL-10 -A, PL-11 -A, PL-12 -A, PL-13 -A, PL-14-A, PL-15, MP_01, MP_02, MP_03 A, MP_04 A, MP_05 A, MP_06 A, MP08, ELE_07 B, ELE_08, SS_04, BG01 A, RET01; Statement in support of Section 73 Application undated; letter from Ian Lawson dated 28 May and revised 03 June; Accommodation schedule by WCEC Architects; Landscape and Public Realm Strategy November 2011; Design and Access Statement dated November 2011 by John Thompson and Partners.

AND as variously superseded by plans approved under reference 2013/6627/P: (Prefix-12-316) PL10-D, PL11-D, PL12-D, PL13-D, PL14-D; PL16-B, PL17-A, PL20-B, PL25, PL26, PL27-B, PL28-A, PL29-B, PL30, PL31, PL33, PL34, PL35, PL36, PL37; Design and Access Statement Addendum by wcec architects; Schedule of Affordable Apartments - Approved Section 73 Application (ref: 2013/1924/P); Schedule of Affordable Apartments - Section 73 Application; 12-316 WHS - Comparison of Non Residential Areas.

Reason: For the avoidance of doubt and in the interest of proper planning.

2 REPLACEMENT CONDITION 13

Prior to commencement of the relevant part of the works detailed design and method statements and assurances (in consultation with London Underground) for all of the following have been submitted to and approved in writing by the local planning authority:

- a) retaining structures, foundations, basement and ground floor structures;
- b) protection from vehicle incursion;
- c) fencing design, erection and maintenance adjacent to LU land;
- d) wall design, erection and maintenance adjacent to LU land on the approach to West End Lane;
- e) accommodation of existing London Underground structures;
- f) use of tall plant and erection of scaffolding;
- g) London Underground's right of access to its property;
- h) details of the management company have been provided.

All works shall be completed in accordance with the approved details.

Reason: To safeguard the safety and structural stability of the adjoining railway network in accordance with the requirements of policy CS14 of the London

Borough of Camden Local Development Framework Core Strategy.

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Full details of the timber screens to be erected on the podium courtyards shall be submitted and approved in writing by the local planning authority before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the site and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

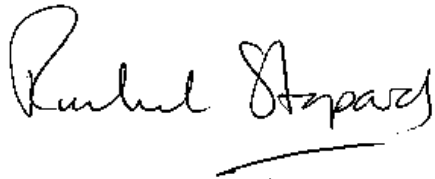
- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation or the previous variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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, reading "Rachel Stopard". The signature is fluid and cursive, with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment