

Mr Nick Rutherford
Allies and Morrison
85 Southwark Street
London
SE1 0HX

Application Ref: **2015/1018/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

27 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
328-338 Finchley Road
2-6 Platt's Lane
17A 19-29 Kidderpore Avenue
Former Caroline Skeel Library

Proposal: Details of railings and balustrade required by condition 6 (b) for Phase I and details of water drainage strategy required by condition 26 for Phase II required by planning permission 2013/0685/P dated 13/09/2013 for the redevelopment of the site to create 128 residential units including affordable housing and a community use facility.

Drawing Nos: 809_01_21_453 Rev C1, 809_01_90_504 Rev T2, 809_01_90_508 Rev P1, 809_01_34_500 Rev T1, 809_02_34_501 Rev T1, 809_04_27_540 Rev C1, 809_04_27_541 Rev C1, 809_04_27_542 Rev C1, 809_04_27_543 Rev C1, 809_04_27_544 Rev C1, 809_00_02_109 Rev P9, 809_00_02_042 Rev P3, Email from Architect dated 20 May 2015 and Supporting Hydraulic Modelling by Micro Drainage dated 11 March 2015.

The Council has considered your application and decided to approve details:

Informative(s):

- 1 Reasons for approving details:



Condition 6b: The details of all the railings and balustrade provided are considered to be appropriate to safeguard the appearance of the properties and the immediate area. All railings and balustrade would be suitably sited to ensure they integrate well with the parent building. As such no objection is raised to the approval of condition 6b.

Condition 26: The total discharge rate leaving the site at MHS5 is modelled to be a peak flow of 7.8 litres/sec when subjected to a 1:100 year (plus climate change) rainfall event. The flow of 7.8 litres/sec is marginally less than the 8.15 litres/sec specified in the FRA, thus complying with the previously agreed principles. It is considered the details provided are sufficient for the approval of condition 26.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.11, 5.13, 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56-68, 93-108 and 109-125 and of the National Planning Policy Framework.

- 2 You are reminded that the following conditions relating to Phase I are outstanding and require details to be submitted: 15, 16, 22, 24, and 31. All relevant conditions relating to Phase II with the exception of condition 20 are outstanding and require details to be submitted and approved.

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



Ed Watson
Director of Culture & Environment