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7 Soho Sq
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W1D 3QB

Application Ref: **2014/7038/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

4 June 2015

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:
368-372 Finchley Road
London
NW3 7AJ

Proposal:

Variation of Condition 2 of planning permission (2012/1822/P) dated 08/07/2013 (and as amended by application 2014/1632/P dated 02/09/2014 and by application 2014/0205/P dated 27/10/2014) for erection of 2 x 4 storey plus basement buildings to provide 22 residential units following demolition, namely to enlarge the basement to accommodate 2 x disabled parking bays and alterations to the building facade.

Drawing Nos: Site Location Plan 104_S01 P1; 104_S02 P2; 104__parking P1; 104_SK01 P1; 104_SK02 P2; 104_SK03 P1; 104_SK04 P1; SL-ELV-A3-207 Rev G; SL-ELV-A3-208 Rev G; 104_GS_02 P5; 104_GA_00 P6; 01-GA-A3-122 Rev E; 02-GA-A3-123 Rev E; 03-GA-A3-124-Rev E; 100 E; 104_LTH_GA_00_DDA_A REV; 104_LTH_GA_00_DDA_B REV P5; 104_LTH_GA_00_HAB_A REV P1; 104_LTH_GA_00_HAB_B REV P1; 104_LTH_GA_00 REV P4; 104_LTH_GA_01_REV_P3 P4; 104_LTH_GA_02_REV_P3 P4; 104_LTH_GA_03_REV_P3 P5; 104_LTH_10_REV_P3 P4; 01-DET-A3-433 Rev A; 01-DET-A3-434 Rev A; Daylight & Sunlight Addendum Report by BVP 21/01/2012; Environmental Noise Survey and PPG24 Assessment by Hann Tucker Associates 10 Nov 2011; Energy & Sustainability Statement by NRG Consulting dated September 2013;



Transport Statement by WSP March 2012; Ecology Walkover Survey by Land Use Consultants 31 August 2011; Lifetime Homes Criteria statement; Bat Survey by Ecology Network Sept 2011; Air Quality Assessment by Air Quality Consultants Nov 2011; Sustainable Design & Construction Statement by Metropolis green March 2012; Basement Impact, Geotechnical and Land Contamination Assessment (February 2012); Crime Impact Statement April 2012; Schedule of Dialogue with Camden March 2012; Design & Access Statement March 2012.

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

Condition(s) and Reason(s):

- 1 Condition 2 of planning permission granted on 08/07/2013 under reference number 2012/1822/P shall be replaced by the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 104_S01 P1; 104_S02 P2; 104_parking P1; 104_SK01 P1; 104_SK02 P2; 104_SK03 P1; 104_SK04 P1; SL-ELV-A3-207 Rev G; SL-ELV-A3-208 Rev G; 104_GS_02 P5; 104_GA_00 P6; 01-GA-A3-122 Rev E; 02-GA-A3-123 Rev E; 03-GA-A3-124-Rev E; 100 E; 104_LTH_GA_00_DDA_A REV; 104_LTH_GA_00_DDA_B REV P5; 104_LTH_GA_00_HAB_A REV P1; 104_LTH_GA_00_HAB_B REV P1; 104_LTH_GA_00 REV P4; 104_LTH_GA_01_REV_P3 P4; 104_LTH_GA_02_REV_P3 P4; 104_LTH_GA_03_REV_P3 P5; 104_LTH_10_REV_P3 P4; 01-DET-A3-433 Rev A; 01-DET-A3-434 Rev A; Daylight & Sunlight Addendum Report by BVP 21/01/2012; Environmental Noise Survey and PPG24 Assessment by Hann Tucker Associates 10 Nov 2011; Energy & Sustainability Statement by NRG Consulting dated September 2013; Transport Statement by WSP March 2012; Ecology Walkover Survey by Land Use Consultants 31 August 2011; Lifetime Homes Criteria statement; Bat Survey by Ecology Network Sept 2011; Air Quality Assessment by Air Quality Consultants Nov 2011; Sustainable Design & Construction Statement by Metropolis green March 2012; Basement Impact, Geotechnical and Land Contamination Assessment (February 2012); Crime Impact Statement April 2012; Schedule of Dialogue with Camden March 2012; Design & Access Statement March 2012.

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

Informative(s):

- 1 It should be noted that the drawings in condition 2 include an amended energy and sustainability statement by NRG Consulting dated Sept 2013 which was submitted in support of an approved application (2014/0205/P) to remove condition 9 of original planning permission 2012/1822/P.

- 2 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.
- 3 It is noted that there are no further conditions to be discharged with regards to the original permission 2012/1822/P granted on 08/07/2013.

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