



FAO Fiona Davies

Site: 465 - 467 Finchley Road London NW3 6HS

Ref no: 2015/2557/P

Proposal: Basement development to create storage area for existing ground floor unit

Thank you for consulting TfL Borough Planning on this planning application.

As the development proposes a basement excavation adjacent to the public highway, 'approval in principle' (AIP) is required from the highway authority, which in the case of the Finchley Road frontage is TfL. TfL also owns the footway for Finchley Road and part of West End Lane adjacent to the site. The AIP must be secured prior to commencement, to ensure the structural integrity of the public highway is maintained.

The appropriate contact in TfL is:

Richard English

Technical Approvals Manager
Transport for London | Tunnels and Structures |
Palestra (8th Floor - Zone Y5) | 197 Blackfriars Road | London SE1 8NJ

Tel: 020 3054 2799
Mob: 07540 643 070

Email: RichardEnglish@tfl.gov.uk

The construction management plan (CMP) does not detail how the development will be constructed in terms of construction vehicle waiting and loading. The site is obviously constrained in this respect, being at the junction of West End Lane and Finchley Road, and surrounded on both sides by double red and double yellow lines. As such there is limited opportunity to lawfully load and unload vehicles near to the site, and none directly adjacent to the site. An CMP including this detail should therefore be secured through condition of any subsequent planning approval; the CMP should be submitted to the Council for approval prior to commencement, ideally in consultation with TfL.

Further licences and approvals may be required from TfL, further details of which can be found on the TfL website:

<https://tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>

Regards

Andrew Hiley MCIHT

Principal Planner

Planning, Transport for London

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For more information regarding TfL Planning, including TfL's *Transport Assessment Best Practice Guidance*, TfL's new *Travel Planning Guidance* and pre-application advice please visit <http://www.tfl.gov.uk/info-for/urban-planning-and-construction/>.

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