

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

Application Ref: **2015/1601/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

21 July 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 in relation to Phase 2: condition 18(tree protection), 32(ground investigation) and 33 (engineer) of planning permission 2013/0685/P dated 13/09/2014.

Drawing Nos: 602.1_TS02, First ground Investigation Report 2796 by AP Geotechnics, Desk Study Report 2702 by AP Geotechnics, AP Geotechnics Report 3648-1 and Appointment Contract of Gravity Consulting Engineer Limited.

The Council has considered your application and decided to grant approval.

Informative(s):

- 1 Reasons for granting permission:

Condition 18: The details provided note the line of which tree protection barrier will be installed and the area of supervised excavations. The means of tree protection have been reviewed by the tree officer and are considered acceptable. As such no objection is raised to the approval of condition 18 in relation to Phase 2.



Condition 32: The information provided notes that the sites previous uses have including a reservoir and a university which are low risk in terms of land contamination. During the ground investigation, no chemical exceedances in metals or metalloids and no asbestos recorded. Elevated TPH was recorded in BH5 with a maximum concentration of 200mg/kg at 1.7m from the infill material. However, this location will remain as hardstanding in the completed development. As such no objection is raised to the approval of condition 32 in relation to Phase 2. Condition 33: The information provided outlines the responsibility of the engineer in relation to the basement development. The engineer in question is suitably qualified to undertake the works. As such no objection is raised to the approval of condition 33 in relation to Phase 2.

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 sites 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, DP25 and DP27 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 the Phase 1 are outstanding and require details to be submitted: 15, 16, 22, 24, and 31. All relevant conditions relating to Phase 2 with the exception of conditions 20, 26 and those approved within this application 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