

Mr. Jitendra Panchal
MR Partnership Ltd.
41 Foley Street
London
W1 7TS

Application Ref: **2015/2728/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

25 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**38 Heath Drive
London
NW3 7SD**

Proposal:

Discharge of condition 4 (materials/samples), condition 7 (tree works), condition 8 (hard and soft landscaping), condition 14 (basement engineer) and 16 (noise mitigation) granted under reference 2013/7355/P and Appeal reference APP/X5210/A/14/122158857 dated 04/11/14.

Drawing Nos: Cover letter dated 09/04/2015, Arboricultural Report, Orange Gilt Stock brick, Blended Orange Gilt Stock brick, plain clay roof tile and a Country Brown Sandface tile, Vobster Portland Wet Cast Fine Stone Masonry sample WP-01, Tree protection plan drawing no. TPP/38HDHL/010A, Layout plan drawing no. KGG520, External Building Fabric Report 20977/EBF1, 2979-350, 2979-351, 2979-352, 2979-353, 2979-354, 2979-355, 297-800, 2979-801, 2979-802, 2979-803, 2979-825, 2979-850.

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

Condition(s) and Reason(s):



Informative(s):

1 Reasons for granting permission.

Condition 4: The Heath drive element of the scheme would have 'Orange Gilt Stock' as the facing brick and the Finchley Road building would have 'Blended Orange Gilt Stock' as the facing brick. In order to contrast the flat brick arches to the windows, these would be made up of the lighter coloured bricks within the blended range. The bricks are predominantly red and would have a blended mix similar to other properties on both Finchley Road and Heath Drive. The windows and quoins would be dressed with cast Portland stone which is a high quality masonry product. The design and detailing of the window and doors are in keeping with windows in the locality. The materials and detailing is considered to be of a high standard and would preserve as well as enhance the character and appearance of the area. The details are considered satisfactory to meet the requirements of condition 4 of planning permission 2013/7355/P dated 04/11/14.

Condition 7: The original application accepted a level of tree works which could be achieved during the demolition and construction phases on site. The report recommends that an Arboriculturist is the main contact with the tree officer and they would notify the tree officer when the schedule of works is due to start. The plan clearly sets out trees which are to be retained. As such, the details submitted are considered to be sufficient to satisfy the requirements of condition 7 of planning permission 2013/7355/P dated 04/11/14.

Condition 14: The submitted information confirms that a suitable chartered structural engineer has been appointed to oversee the basement construction works. The engineer has the relevant C.Eng & MIStructE qualifications in respect of surface water flow and flooding and land stability as required by Camden Planning Guidance (CPG4 - Basements and lightwells). While the engineer assigned does not have the C.Geol required in relation to groundwater flows, this was not an area of concern in the Basement Impact Assessment submitted with the original application. As such, the details submitted are considered to be sufficient to satisfy the requirements of condition 14 of planning permission 2013/7355/P dated 04/11/14.

Condition 14: The applicant has provided an environmental noise survey to establish existing noise levels. The details have been assessed by the Council's Noise Officer and are considered acceptable. As such, the details submitted are considered to be sufficient to satisfy the requirements of condition 16 of planning permission 2013/7355/P dated 04/11/14.

As such, the proposed details are in general accordance with policies CS5, CS6, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP22, DP24, DP25, DP26 and DP28

of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5, 5.3, 5.10, 5.13, 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66, 126-141 and 144 of the National Planning Policy Framework.

- 2 As such, the proposed details are in general accordance with policies CS5, CS6, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP22, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5, 5.3, 5.10, 5.13, 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66, 126-141 and 144 of the National Planning Policy Framework.
- 3 You are reminded that condition 12 (sustainable urban drainage system) of planning permission consent granted on (2013/7355/P dated 04/11/2014) 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