

Ms Summer Wong  
CgMs Ltd  
140 London Wall  
London  
EC2Y 5DN

Application Ref: **2015/3598/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

22 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**187-199 West End Lane**  
**London**  
**NW6 2LJ**

#### Proposal:

Detail of protection of London Underground assets as required by condition 13 of planning permission granted on 30/03/2012 reference 2011/6129/P (as amended on 15/07/2013 by planning permission 2013/1924/P and on 13/06/2014 by planning permission 2013/6627/P) for redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units (Class C3), retail, financial and professional services and food and drink floorspace (Class A1, A2, A3 and A4), flexible employment/healthcare floorspace (Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished).(Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished).

Drawing Nos: Temporary Boundary Treatment, ref: SK-F1-001 revD; Site Perimeter Hoarding - Method Statement, ref: WHS/LUL/TW/002, 12.02.14; Site Perimeter Hoarding - Risk Assessment, 12.02.14; Permanent Noise Barrier - Method Statement & Risk Assessment, ref: WHS/LUL/PW/010, 09.04.15; Sheet Pile Retention to LUL Boundary to Facilitate Construction of Concrete Retaining Wall - Method Statement, ref: WHS/LUL/TW/003, 27.04.14; Sheet Pile Retention - Method Statement, Appendix A Brochure to Hydro Press System; Erection and Dismantling of Scaffolding - Method



Statement, ref: WHS/LUL/TW/007, 07.07.14; Scaffolding at Block F drawings; Scaffolding at Block G drawings; Tower Cranes TC1 and TC4 - Method Statement, ref: WHS/LUL/TW/005, 08.07.14; Hoist pads plan (location of the hoists); Hoist base plan; Host Fixing details - structural calculations March 2015, ref: 4252; Method Statement - Submittal Sheet; Method Statement - Installation Procedure; Method Statement - Delivery & Installation of Temporary Passenger/ Goods Rack & Pinion Hoist; Risk Assessment - Grease, ref: COSHH01, 22.04.04; Risk Assessment - Lubricant, ref: COSHH07, 28.04.04; Lease Agreement of airspace adjacent to the Southern Boundary of Property at West End Lane; Lease Plan - Proposed Permanent Access Way, Retaining Wall Layout and Cross Sections, ref: B633-SK120revC; Email from Ballymore to Harthill Gary, TfL, dated 17 June 2015 with details of the appointed management company, Ballymore Asset management Ltd (BAML); Letter from London Underground ref: 20403-SI-B104, 10.09.2015.

Cover letter from CgMs, 25.06.2015; LUL Approval Letter re. Site Perimeter Hoarding, 12.02.14; LUL Approval Letter re. CFA Pile Installation, Sheet Pile Retention, Site Perimeter Hoarding, and Permanent Boundary Installation, 02.07.14; LUL Approval Letter re. Timber Noise Barrier, 23.04.15; Email from Nigel Moore (Mott MacDonald) to Network Rail, 16.06.15; CFA Pile Installation - Method Statement, ref: WHS/LUL/PW/006, 22.05.14; Proposed permanent access way, Horizontal & vertical alignment, ref: B633-C101 revC, 01.04.15; Proposed permanent access way, LUL retaining wall plan and cross sections, ref: B633-M112 revA, 7.02.14; Proposed permanent access way, LUL retaining wall plan, elevation and typical section, ref: B633-M113 revA, 07.02.14; Proposed permanent access way, LUL retaining wall, type A plan and elevation, ref: B633-M114 revA, 07.02.14; Proposed permanent access way, LUL retaining wall, type B plan and elevation, ref: B633-M115 rev A. 07.02.14; Proposed permanent access way, LUL retaining wall, type C plan and elevation, ref: B633-M116 revA, 07.02.14; Temporary Hoarding Plan Southern Boundary, ref: SK-F1-025;

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

Informative(s):

1 Reason for granting permission:

This application is accompanied by detailed designs, method statements and assurances in respect of: retaining structures, foundations, basement and ground floor structures; protection from vehicle incursion; fencing design, erection and maintenance adjacent to LU land; wall design, erection and maintenance adjacent to LU land on the approach to West End Lane; accommodation of existing London Underground structures; use of tall plant and erection of scaffolding; London Underground's right of access to its property; and details of the management company which has been provided.

London Underground has been consulted on this application and has confirmed that the details are acceptable. Therefore, the condition can be discharged.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy.

2 You are reminded that conditions 14 (detailed design), 16 (acoustic isolation and sound attenuation for A3/A4 uses), and 20 (car club parking bays) of planning

permission granted on 30/03/2012 (reference: 2011/6129/P) are outstanding and require details to be submitted and/or 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment