

Mr George Kythreotis
Vivendi Architects Ltd
Bounds Green Industrial Estate
London
N11 2UD

Application Ref: **2013/4635/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

23 January 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
**Land at Cobden Junction
Greater London House**

Hampstead Road

**London
NW1 7QX**

Proposal:

Minor material amendment to condition 2 (development to be carried out in accordance with approved plans) of planning permission dated 06/08/2012 (ref 2011/5122/P), for the erection of 2-storey building with landscaped forecourt to provide a restaurant (Class A3), namely for reduction of first floor level and erection of first floor roof terrace with balustrading.

Drawing Nos: 1288-P02-00a-P1; 1288-P02-01-P3; 1288-P02-02-P3; 1288-P03-00-P2; 1288-P03-01-P2; 1288-P03-03-P1; 1288-P04-03-P2.

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



Condition(s) and Reason(s):

1 REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

1288-E01-00-P1; 1288-E01-01-P1; 1288-E02-00-P1; 1288-E03-00-P1; 1288-P02-00a-P1; 1288-P02-01-P3; 1288-P02-02-P3; 1288-P03-00-P2; 1288-P03-01-P2; 1288-P03-02-P1; 1288-P04-01-P1; 1288-P04-02-P1; 1288-P03-03-P1; 1288-P04-03-P2; Design and Access Statement by Vivendi Architects; BREEAM 2011 New Construction Pre-Assessment Estimator dated 04/10/2011; Energy Statement by Mendick Waring Ltd dated 05/10/2011; Arboricultural Report by Andrew Day Arboricultural Consultancy dated 04/11/2011; Site Investigations Report ref C12464 by Ground Engineering Limited; Service Management Plan by Vivendi Architects; Travel Plan Statement by Vivendi Architects.

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

2 The first floor terrace shall not be used after 11.00pm Mondays to Saturdays and after 10.30pm on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the neighbouring premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, DP12 of the London Borough of Camden Local Development Framework Development Policies.

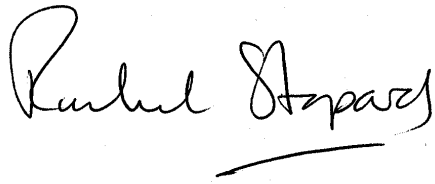
Informative(s):

- 1 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).

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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