

Mr George Kythreotis
Vivendi Architects Ltd
Unit E3U Ringway Bounds Green
Industrial Estate
London
N11 2UD

Application Ref: **2015/1511/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

1 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**Land at Cobden Junction,
Greater London House
Hampstead Road
London
NW1 7QY**

Proposal: Variation of condition 6 (hard and soft landscaping) of planning permission dated 06/08/2012 (ref 2011/5122/P) as amended on 23/01/2014 (ref 2013/4635/P) for erection of 2-storey building with landscaped forecourt to provide a restaurant (Class A3), namely to alter the trigger point for approval of details.

Drawing Nos: Covering letter from Vivendi Architects Ltd dated 13/03/2015.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 For the purposes of this decision, condition no.6 of planning permission 2011/5122/P granted on 6/08/2012 shall be replaced with the following condition:



REPLACEMENT CONDITION 6

Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of the works on site. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 , CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 You are advised that this decision notice must be read in conjunction with the permissions issued on 6th August 2012 for application 2011/5122/P and 23rd January 2014 for application 2013/4635/P.
- 2 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.

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