

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

Application Ref: **2015/5581/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

26 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

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

Proposal:
Variation of condition 14 to remove subsection (e) (glazed corridor details); variation of 18 (small commercial units) to allow a larger unit at first floor level; variation 19 (hours of operation) to enable Sunday trading and removal of 20 (car club bays) to be replaced by motorcycle bays of planning permission 2011/6129/P granted on 30/03/2012, and 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.

Drawing Nos: PL01-C; PL-26-C; PL-20-C; Cover letter from CgMs dated 2 October 2015; Letter from Zipcar dated 1 October 2015; Letter from The Village Haberdashery dated 30 September 2015; Letters from Lunson Mitchenall dated 18 October 2015 and 22 December 2015.

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 14

The details of the following shall be submitted to, and approved in writing by, the Local Planning Authority before any work is commenced on the relevant part of the development.

- a) Shopfronts; including sections, elevations and materials
- b) Facing materials of all buildings and podiums
- c) Details including sections at 1:10 of all windows and door frames.
- d) Details including materials of all balconies and roof terraces.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the site and the character of the immediate area in accordance with the requirements of policy CS14 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.

2 REPLACEMENT CONDITION 18

The commercial units hereby approved shall be completed in accordance with the approved drawing PL-01-C (other than unit 1.02 which shall be completed in accordance with drawing PL-26-C hereby approved) and shall not be combined to form larger units.

Reason: To ensure that adequate provision is made for small and independent shops in accordance with policy DP10 of the London Borough of Camden Local Development Framework Development Policies.

3 REPLACEMENT CONDITION 19

Any A3 or A4 use hereby permitted shall not be carried out outside the following times: 08:00hrs to 23:00hrs Sunday to Thursday and 08:00hrs to 24:00hrs Friday and Saturday.

Reason: To safeguard the amenities of the adjoining 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 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

4 The 4 motorcycle spaces hereby approved shall be provided in their entirety in accordance with drawing PL-20-C prior to occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate motorcycle parking facilities in accordance with the requirements of policy CS11 of the London

Borough of Camden Local Development Framework Core Strategy and policy
DP18 of the London Borough of Camden Local Development Framework
Development Policies

Informative(s):

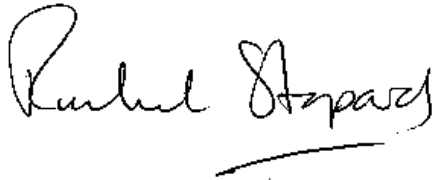
- 1 You are advised that all conditions, other than condition 16 (acoustic isolation and sound attenuation for A3/A4 uses), of planning permission granted on 30/03/2012 (reference: 2011/6129/P) which require details to be submitted, have been approved.
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and obligations 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Director of Culture & Environment