

Ms Hannah Murray  
Gerald Eve LLP  
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Application Ref: **2016/0585/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

27 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**120 Finchley Road**  
**London**  
**NW3 5HT**

Proposal:

Variation of condition 19 (Approved drawings) of planning permission ref. 2010/0552/P, for erection of part 4-storey, part 7-storey building over two floors of basements to provide hostel (sui generis) with commercial floor space for flexible (Class B1) office space, retail (Class A1), financial/professional services (Class A2), restaurant/cafe (Class A3) and drinking establishment (Class A4) uses, including works of hard and soft landscaping (following the demolition of existing buildings); namely, amendments to the site boundaries (red line), detailed design to elevations and fenestration.

Drawing Nos: Superseded drawings:

FRD-080 REV C; 090 REV D; 100 REV D; 110 REV C; 120 Rev D; 130 REV D; 140 REV E; 150 REV E; 160 REV E; 170 REV C, 301 REV A; 302 REV C; 303 REV C; 304 REV C.

Drawings for approval:

FR14-S73-101/A, FR14-S73-102/A, FR14-S73-103/A, FR14-S73-104/A, FR14-S73-105/A, FR14-S73-106/A, FR14-S73-107/A, FR14-S73-108/A, FR14-S73-109/A, FR14-S73-110,



FR14-S73-003, FR14-S73-004, FR14-S73-002/D and FR14-S73-001/B.

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

Condition(s) and Reason(s):

- 1 Condition 19 of the planning permission granted on 30th April 2010 under reference number 2010/0552/P shall be replaced by the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: Sustainability statement Rev F; Energy strategy report; Transport statement; Flood risk assessment; Construction Method Statement; Draft operating manual (January 2010); Proposed Demolition and Reconstruction - Arboricultural matters; Acoustic strategy report for planning; daylight and sunlight report; Planning statement; FRD-X-100 REV A; 200 REV A; 300 REV A; FRD-PL-001 REV A; 002 REV A; 003 REV B; FR14-S73-101/A, FR14-S73-102/A, FR14-S73-103/A, FR14-S73-104/A, FR14-S73-105/A, FR14-S73-106/A, FR14-S73-107/A, FR14-S73-108/A, FR14-S73-109/A, FR14-S73-110; 201 REV B; 202 REV C; 203 REV A; 204 REV C; 205 REV C; 206 REV C; 300 REV A; FR14-S73-003, FR14-S73-004, FR14-S73-002/D and FR14-S73-001/B; 305 REV C; 306 REV A; 8083-SW01; 8083-SI-02; Borehole 1&2; Letter from TWS dated 15//3/2010 and Email from DP9 dated 17/03/2010, Cover letter by Gerald eve dated 2.2.16 ref. NJB/6444, 2x boundary between Alban house and 120 Finchley Road, Outlines of planning and current scheme superimposed, FRD-PL-001/A.

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

Informative(s):

- 1 The proposed changes include alterations to the fenestration on all elevations, relocation of main entrance to the centre, re-design of balconies arrangement, additional glazing to front ground floor level and replacement materials to the front and north elevations (vertical terracotta bands to front and brickwork to the north). The proposal includes the amendment to the boundary of the site (red line) and thereby increases the footprint of the site by 74sqm, with the majority of the increase taking place on the northern boundary. There is no change to the height of the building within the site. The alterations to the fenestration and overall design are for aesthetic reasons and aim to improve the appearance of the building. Whilst the proposal includes some addition to the approved floorspace, this is not considered significant in the context of the whole development. The proposal is considered acceptable in design terms and does not result in new amenity implications. Some amendments are proposed to the internal layout of the development; however, these are limited and reflect the revised fenestration. There is no change in the number of hostel units.

The principle of the development has been assessed already. The site is not located in a conservation area and the changes are considered to be minor in

comparison to the approved scheme. The alterations are visible from the public realm but are not considered to harm the appearance of the development or area. The changes are considered to have a limited impact on the character and appearance of the resulting development. The details comply with the Council's policies and guidance for design alterations. There would be no increased overlooking as a result of the proposals. The proposals would not harm residential amenity of neighbouring occupiers.

Neighbouring occupiers were consulted on the application and 1 objection was received and duly taken into consideration. The proposal is supported by the adjacent Holy Trinity Church. The site's planning history was taken into account in coming to this decision.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategies, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015 (consolidated with alterations since 2011); and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

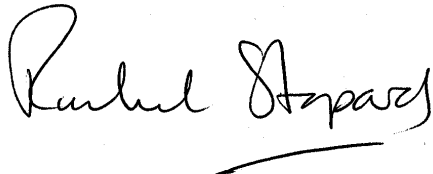
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and S. 106 obligations as attached to the previous planning permission.

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.

Rachel Stopard  
Executive Director Supporting Communities