

Mr. Nick Rutherford
Allies and Morrison
85 Southwark Street
London
SE1 0HX

Application Ref: **2015/6723/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

8 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

328-338 Finchley Road
2-6 Platt's Lane
17A 19-29 Kidderpore Avenue
Former Caroline Skeel Library

Proposal:

Details of Landscaping for Phase 1 and 2 required by condition 16 of planning permission 2013/0685/P dated 13/09/13 (for redevelopment of the site to create 128 residential units (Class C3) including affordable housing and a community use facility (Class D1), following demolition and conversion/refurbishment of existing buildings used for student accommodation and ancillary offices (sui generis) and construction of new buildings ranging between 3 - 5 storeys in height, together with associated works to create basements, car parking, landscaping and public realm improvements.)

Drawing Nos: 1386/004 Rev H and 1386/008 Rev A

Informative(s):

1

The applicant has provided details of landscaping for both phase 1 and 2 of the



development. The details provided are considered acceptable and would provide a good standard of visual amenity within the finished development in accordance with the objective of condition 16.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, and DP31 of the London Borough of Camden Local Development Framework Development Policies.

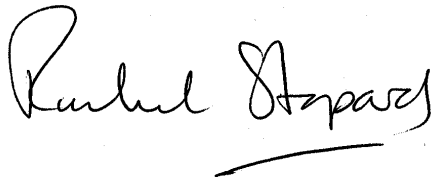
- 2 You are reminded that condition 22 in relation to Phase 1 and conditions 6(a,c,d,e), 10b, 11, 14 and 21 of planning permission 2013/0685/P granted 13/09/2013 are outstanding and require details to be approved.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities