

OS

Mr Darren Jolley  
WCEC Architects  
South Building  
Staple Inn Buildings  
High Holborn  
WC1V 7PZApplication Ref: **2016/1758/P**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

8 July 2016

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Approval of Reserved Matters Granted**Address:  
**264-270 Finchley Road**  
**London**  
**NW3 7AA**

Proposal: Details of bricks required by condition 3b (partial) of planning permission 2014/3327/P, dated 31/03/2015, for the erection of four storey building plus part basement comprising 13 residential units (2 x 1 bed, 7 x 2 bed & 4 x 3 bed) following demolition of 4 x 4 bed single family dwellinghouses.

Drawing Nos: lbstock Swanage handmade heather red brick sample

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

## Informative(s):

- 1 The brick sample (lbstock 'Swanage handmade heather red') submitted is considered to be acceptable, being of an appropriate colour and varied texture to support the achievement of an overall high quality of design that would sit comfortably within the setting of the Redington Froggnal Conservation Area, other neighbouring buildings and within the streetscene.



No objections have been received prior to making this decision. The sites planning history was taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

The details submitted are considered sufficient to satisfy the requirements of Condition 3 (partial) and would be in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

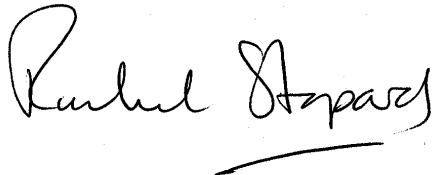
- 2 You are advised that conditions 3a, 3b (partial) and 3c (windows, ventilation grills, external doors and gates, samples of all other external facing materials and photovoltaics placement on roof plan) of planning permission 2014/3327/P, dated 31/03/2015, remain outstanding and require details to be submitted and 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