

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

Application Ref: **2015/1171/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

26 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 in relation to Phase 1: condition 22(external lighting strategy Plan) and Phase 2: 10(cycle storage), 11(cycle access) and 14 (refuse & recycling facilities) of planning permission 2013/0685/P dated 13/09/2014.

Drawing Nos: Letter from the Ecology Consultancy RE Barratt Homes Kidderpore Avenue Development - Planning Condition 22(lighting impact on bats), 809_00_03_100 Rev P2, 809_00_02_042 Rev P3, 809_00_02_040 Rev P2 and 809_00_02_030 rev P4.

Informative(s):

- 1 Reasons for granting permission:
Condition 10b: The condition required the provision of 98 cycles across Phase 2. Cycle parking is to be located within blocks J, K-M, K2 and L_M. Josta 2-tier are to be used across the whole of Phase 2 with the exception of K2 which would be 2 Sheffield Stands. The proposed facilities are considered acceptable and in



accordance with Camden's Planning Guidance. As such no objection is raised to the approval of condition 10b.

Condition 11: The details provided show the use of a channel that would be 100mm wide, which is a suitable width to provide adequate access for cyclists. No objection is raised to the approval of condition 11 in relation to Phase 2.

Condition 14: Condition 14 is a compliance condition and does not require the submission of details. The applicant has provided a refuse strategy the information within the refuse strategy is considered acceptable in terms of refuse storage and collection.

Condition 22: The applicant has provided a lighting strategy for the site which has been reviewed by the Council's Nature Conservation Officer and considered to conserve and enhance wildlife habitats and biodiversity measures. No objection is raised to the approval of condition 22

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.

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 CS5, CS8, CS11 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

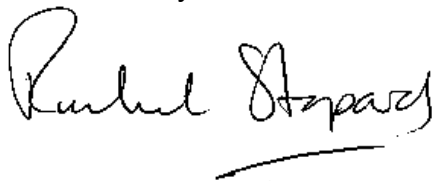
- 2 You are reminded that conditions 6(a,c,d,e) and 21 of planning permission 2013/0685/P granted 13/09/2013 are outstanding and require details to be approved.

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

