

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

Application Ref: **2016/3714/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

14 September 2016

Dear Sir

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:

Partial approval of 6(b) and 6(d) in respect of balustrade to Block B, details of flue required by condition 9 both in relation to Block B and details of CCTV required by condition 15 of planning permission 2013/0685/P dated 13/09/2013 (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: 809_08_06_104 Rev T2, 809_08_06_200 Rev T3, 809_08_34_401 Rev T2, 809_08_34_400 Rev T2, 809_08_34_200 Rev T2, 809_04_07_230_P1 and HikVision DS-2CE56D5T-(A)VPIR3.

The Council has considered your application and decided to grant permission



Informatives:

- 1 Conditions 6b and 6d: The applicant has provided details for a partial approval of conditions 6b and 6d in relation to balustrading. The details provided demonstrate at a suitable scale the balustrading that will be used which will be steel with dark metal finish. The proposed balustrading is considered acceptable in the context of the premises and the character of the immediate area in accordance with the objective of condition 6.

Condition 9: This is a compliance condition, unless otherwise agreed with the Local Planning Authority, therefore the applicant has submitted details of a flue to be attached to the roof of Block B. Given the scale and siting of the proposed flue it is considered acceptable and would not cause harm to the appearance of the premises and the character of the immediate area. Therefore no objection is raised to the proposed details.

Condition 15: The applicant has previously provided details of CCTV to be incorporated across the site, however they would now like to add another camera to the footpath that runs from Finchley Road to Kidderpore Avenue, this is considered an acceptable addition to the development site which would aid in protecting the amenities of residents living in the surrounding area, no objection is raised to the additional detail.

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.

The proposed details are in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies and DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

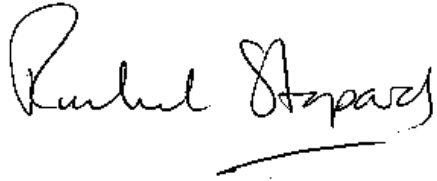
- 2 You are reminded that condition 22 in relation to Phase 1 and conditions 6(a,c,d,e), 10b, 11, 14 and 21 of planning permission 2013/0685/P granted 13/09/2013 are outstanding and require details to be approved.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Executive Director Supporting Communities