

Rachel Lambert
Temple Group Ltd.
Devon House
58-60 St Katherine's Way
London
E1W 1LB

Application Ref: **2014/7966/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **5562**

2 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
West Hampstead Overground Station
West End Lane
London
NW6 2LJ

Proposal:
Erection of new station building with associated retail unit (Class A1), platform improvements and landscaping to front of station including extending the width of the pavement.

Drawing Nos: LSWH-EN31-EAR-DPL-AEC-00301-A02; LSWH-EN31-EAR-DPL-AEC-
00302-A02; LSWH-EN31-EAR-DPL-AEC-00303-A02; LSWH-EN31-EAR-DEL-AEC-
00304-A02; LSWH-EN31-EAR-DSE-AEC-00305-A00; LSWH-EN31-EAR-DPL-AEC-
00340-A02; LSWH-EN31-EAR-DPL-AEC-00341-A01; LSWH-EN31-EAR-DPL-AEC-
00342-A03; LSWH-EN31-EAR-DPL-AEC-00343-A01; LSWH-EN31-EAR-DSE-AEC-
00344-A02; LSWH-EN31-EAR-DSE-AEC-00345-A02; LSWH-EN31-EAR-DEL-AEC-
00346-A02; LSWH-EN31-EAR-DEL-AEC-00347-A02; LSWH-EN31-EAR-DEL-AEC-
00348-A02; LSWH-EN31-EAR-DEL-AEC-00349-A02; LSWH-EN31-EAR-DEL-AEC-
00350-A02; LSWH-EN31-EAR-DEL-AEC-00351-A02; LSWH-EN31-EAR-DEL-AEC-
00352-A02; LSWH-EN31-EAR-DEL-AEC-00353-A02; LSWH-EN31-EDR-DPL-AEC-
00001-A03; LSWH-EN31-EAR-DSK-AEC-00361-A02; LSWH-EN31-EAR-DSK-AEC-



00363-A02; LSWH-EN31-EAR-DSK-AEC-00369-A02; LSWH-EN31-EAR-DSK-AEC-00371-A02; LSWH-EN31-EAR-DSK-AEC-00372-A02; LSWH-EN31-EAR-DSK-AEC-00373-A02; LSWH-EN31-EAR- DSK -AEC-00374-A02; LSWH-EN31-EAR-DSK-AEC-00376-A01; LSWH-EN31-EAR-DSK-AEC-00377-A01; Design and Access Statement Revision A02 by bpr architects dated 13 May 2015; Planning Statement by Temple Group Limited dated 12/12/2014; Contaminated Land Report by Temple Group Limited dated December 2014; Concept Design Construction Methodology Report Revision A03 dated June 2014; BREEAM 2014 New Construction Simple Buildings pre-assessment summary by AECOM dated 11/12/2014.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

LSWH-EN31-EAR-DPL-AEC-00301-A01; LSWH-EN31-EAR-DPL-AEC-00302-A02; LSWH-EN31-EAR-DPL-AEC-00303-A02; LSWH-EN31-EAR-DEL-AEC-00304-A02; LSWH-EN31-EAR-DSE-AEC-00305-A00; LSWH-EN31-EAR-DPL-AEC-00340-A02; LSWH-EN31-EAR-DPL-AEC-00341-A01; LSWH-EN31-EAR-DPL-AEC-00342-A03; LSWH-EN31-EAR-DPL-AEC-00343-A01; LSWH-EN31-EAR-DSE-AEC-00344-A02; LSWH-EN31-EAR-DSE-AEC-00345-A02; LSWH-EN31-EAR-DEL-AEC-00346-A02; LSWH-EN31-EAR-DEL-AEC-00347-A02; LSWH-EN31-EAR-DEL-AEC-00348-A02; LSWH-EN31-EAR-DEL-AEC-00349-A02; LSWH-EN31-EAR-DEL-AEC-00350-A02; LSWH-EN31-EAR-DEL-AEC-00351-A02; LSWH-EN31-EAR-DEL-AEC-00352-A02; LSWH-EN31-EAR-DEL-AEC-00353-A02; LSWH-EN31-EDR-DPL-AEC-00001-A03; LSWH-EN31-EAR-DSK-AEC-00361-A02; LSWH-EN31-EAR-DSK-AEC-00363-A02; LSWH-EN31-EAR-DSK-AEC-00369-A02; LSWH-EN31-EAR-DSK-AEC-00371-A02; LSWH-EN31-EAR-DSK-AEC-00372-A02; LSWH-EN31-EAR-DSK-AEC-00373-A02; LSWH-EN31-EAR- DSK -AEC-00374-A02; LSWH-EN31-EAR-DSK-AEC-00376-A01; LSWH-EN31-EAR-DSK-AEC-00377-A01.

Reason:

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill),

- external doors, balustrades and gates;
- b) Plans, elevation and section drawings of the shopfront at a scale of 1:10;
 - c) Plans, elevation and section drawings of the canopies and bridge;
 - d) Plans and sections of the paving including plans, jointing and materials;
 - e) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 A sample panel (no smaller than 2m x 2m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No development shall take place until full details of hard and soft landscaping and means to improve means to improve the biodiversity value of the station have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and improves the biodiversity of the site in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and

species, unless the local planning authority gives written consent to any variation. Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 & CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Full details of security measures including security shutters to ensure the station is secure and safe outside of hours of operation shall be submitted to and approved in writing prior to commencement of development.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To ensure safer streets and environments and contribute to community safety and security in accordance with the requirements of policy CS17 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

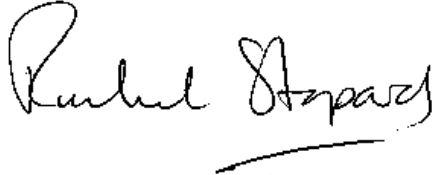
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are advised that the advertisements shown on the submitted plans require a separate application for advertisement consent.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 the name.

Rachel Stopard
Executive Director Supporting Communities