

Alan Law
Tibbatts Abel
214 Fort Dunlop
Birmingham
B24 9FD

Application Ref: **2016/5714/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

8 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
135 Finchley Road
London
NW3 6JH

Proposal:

Submission of a management strategy and landscaping details, as required by conditions 4i & ii and 6 of planning permission ref 2016/3401/P (dated 14/09/2016) for the erection of landscaping to side elevation of restaurant and bar, with associated deck, framed planters, balustrades and an awning to front elevation.

Drawing Nos: 1600-037; Management Strategy, Maintenance Schedule and Landscaping Scheme report dated 15/11/2016; Email confirmation of security details from Alan Law dated 21/11/2016

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for granting permission.



The impact and extent of the proposed development has been previously assessed. The requirements of conditions 4 and 6 therefore relate purely to the need to demonstrate that the submitted Management Strategy and Landscaping scheme / means of enclosure are sufficient to address those concerns raised in the parent application.

With regard to the submitted Management Strategy details; the proposed CCTV equipment, CCTV monitoring plan, security lighting, methods of enclosure as well as security gates are cumulatively considered to provide appropriate security design to safeguard the amenities of the adjoining premises and the area generally. The proposed maintenance schedule is considered sufficient in order to ensure that this space is well maintained and that potential safety risks are dealt with promptly before they cause a hazard. These details were sent to members of the Metropolitan Police for comment. A response from the Met's Designing out Crime Officer confirms that they are satisfied with proposed measures. It is therefore considered that the provided Management Strategy details are sufficient to discharge condition 4.

With regard to the submitted Landscaping scheme; the submitted details are considered appropriate in terms of the proposed plant species and densities, planter design and substrate depth. In terms of the proposed method of enclosure the proposed timber screening is not considered to appear incongruous or to detract from the area generally and would be of a sufficient height and depth to ensure that the area was properly enclosed. The proposed scheme is considered to represent quality in landscaping to contribute to the visual amenity and character of the area. The proposed details are not considered to cause harm upon the residential amenities of any nearby residential occupier. It is therefore considered that submitted details are adequate to discharge condition 6.

One objection comment was received and was duly taken into account when forming this decision.

As such, the proposed details are in general accordance with the requirements of policy CS5, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; the National Planning Policy Framework 2012.

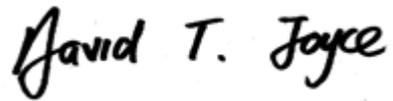
- 2 You are reminded that condition 7 of planning permission 2016/3401/P (dated 14/09/2016) requires the hereby approved landscaping details to be implemented prior to the occupation of the permitted use of the development.
- 3 You are reminded that condition 8 of planning permission 2016/3401/P (dated 14/09/2016) requires the access ramp / decking to be fully compliant Building Regulations Part M4 (2).

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities