

Mr Daniel Rose
D. Rose Planning LLP
19-20 Bourne Court
Southend Road
Woodford Green
IG8 8HD

Application Ref: **2016/3111/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

8 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
252 Finchley Road
London
NW3 7AA

Proposal:

Details of conditions 5 (Landscaping), 8 (Cycle storage), 9 (SuDS), 15 (Environmental method statement), 16 (Bird & bats), 17 (Outdoor lighting strategy) & 18 (Mechanical ventilation system) of planning permission granted under reference 2015/2789/P dated 20/01/16 for demolition of existing building and erection of a 3-storey building with pitched roof to create 12 self-contained dwellings (net increase of 9 units) comprising 2 x 1 bed; 5 x 2 bed; 2 x 3 bed; and 3 x 4 bed units; refuse and recycling facilities, cycle parking; and landscaping.

Drawing Nos: Landscape Report Rev C by Douglas and King Architects, FINc252_ga150C, FINc252_de483D, 160226-X-00-DR-C-1000 Rev T2, Method Statement in Compliance with Planning Conditions 5 (part) and 15 - Precautionary Working Approach to Demolition and Construction rev B dated 18th September by Douglas and King Architects, Wildlife Habitats Discharge of Planning Condition 16 Rev dated 21 September by Douglas and King Architects, RT-MME-123491 dated 30th September 2016 by Middlemarch Environmental, External Lighting Strategy Rev B dated 21st September 2016 by Douglas and King Architects, M101-3/P.



The Council has considered your application and decided to grant permission

Informatives:

- 1 Condition 5: (landscaping): The submitted details have been considered by the tree officer and are considered acceptable. The proposed landscaping is considered to be of a high standard and to be sustainable. A wide variety of plant species and types have been proposed which are considered to enhance the biodiversity of the area and are suitable for the site.

Condition 8 (Cycle storage): The edge cycle lock to the wall has been offset of 300mm from the wall (Section 9, Annex 1-Cycle parking) and the dimensions of the shed have been modified accordingly. The cycle storage has been assessed by the Transport Team and is CPG7 compliant. Secure and sheltered cycle storage for 24 bikes is provided which exceed the requirements of this condition.

Condition 9 (SuDS): Details of SuDS was submitted to demonstrate levels and rate of water run-off from and to the site including a water feature (pond). The details have been submitted by the Sustainability Officer and are considered acceptable.

Condition 15 (Environmental method statement) A-C: The details submitted include several environmental protection procedures to be employed by the contractors to address all three parts of this condition. The details have been submitted by the Sustainability Officer and are considered acceptable.

Condition 16 (Bird & bats): The details submitted have concluded that no birds and bats were found nesting within the building or surrounding vegetation. Bird and bat boxes are proposed within the new development and have been positioned at a revised northerly location and acceptable height. The details have been assessed by the Biodiversity Officer and are considered acceptable.

Condition 17 (Outdoor lighting strategy): The revised strategy on lighting levels and types in various areas of the site. The proposed external light is minimal to protect surrounding species and habitats. The details have been submitted by the Biodiversity Officer and are considered acceptable.

Condition 18 (Mechanical ventilation system): The proposed system addresses the ventilation for the building in accordance with the conditions of the site and placed all air intakes away from Finchley Road. All apartments have MVHR systems. The details submitted have been assessed by the Environmental Health Team and Sustainability Officer and are considered acceptable.

These conditions can therefore be discharged.

The full impact of the proposal has already been assessed.

As such, the proposed development is in general accordance with policies CS5, CS11, CS13, CS14 and CS15, CS16 of the London Borough of Camden Local

Development Framework Core Strategy and policies DP17, DP22, DP23, DP24, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

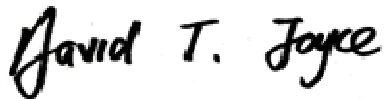
- 2 You are reminded that conditions 2 (Materials), 3 (Sample panel), 4 (Privacy screens), 7 (Replacement trees), 11 (Green roof), 14 (Building regulations Part M) of planning permission ref. 2015/2789/P granted on 20th January 2016 are outstanding and require details to be submitted and approved.

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

David Joyce
Executive Director Supporting Communities