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South Building
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High Holborn
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Application Ref: **2016/5363/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

16 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Former Site at 264-270 Finchley Road
London
NW3 7AA

Proposal:
Submission of metal cladding, balustrading, windows and door materials, along with junction details, as required by condition 3 (A-C) of planning permission ref 2014/3327/P, dated 31/03/2015 for the erection of four storey building plus part basement comprising 13 residential units (2 x 1 bed, 7 x 2 bed & 4 x 3 bed) following demolition of 4 x 4 bed single family dwellinghouses.

Drawing Nos: 15470-PL-11 Rev D, 15470-PL-15 Rev B, 15470-PL-19 Rev B, 15470-PL-20 Rev B, 15470-PL-21 Rev A, 15470-PL-22 Rev A, 15470-PL-23 Rev A, 15470-PL-24 Rev A, 15470-PL-25 Rev A, 15470-PL-26 Rev A, 15470-PL-33, 15470-PL-34, 15470-A(21)-2001 Rev A, 15470-A(21)-2004, 15470-A(21)-2010, 15470-A(21)-2013 Rev A and 15470-A(90)-02.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting.



The detailed design and materials of the metal cladding, balustrading, windows and door materials, along with junction details, as required by condition above are considered of high quality. The window proportions and glazing bars and external facing materials are characteristic of a modern design and considered acceptable.

Following the initial submission of plans which departed from the original permission, the revisions reflects that of the approved design, albeit the edging to the oriel windows and to the top storey windows is heavier, however it was demonstrated that it was required to be structurally necessary to support the window, which is justified.

As such, the proposed development is in general accordance with 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. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

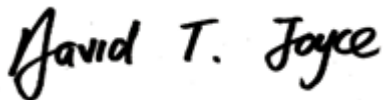
- 2 You are notified that all pre-commencement conditions from planning permission 2014/3327/P dated 31/03/2015 are discharged.

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