

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

Application Ref: **2015/5133/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

16 December 2016

Dear Sir/Madam

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:
Details of materials, windows, railings required by condition 6 for Phase II of planning permission 2013/0685/P dated 13/09/2013.

Drawing Nos: 809_03_07_Material Palettes_Block_E, 809_03_07_200 rev P1, 809_03_34_550 rev C1, 809_03_34_541 rev C1, 809_03_34_540 rev C1, 809_03_34_510 rev C1, 809_03_34_100 rev C1, 809_03_27_501 rev C1, 809_03_27_500 rev C1, 809_03_27_100 rev C1, 809_03_21_510 rev C1, 809_03_21_506 rev C1, 809_03_21_505 rev C1, 809_03_21_504 rev C1, 809_03_21_503 rev C1, 809_03_21_502 rev C1, 809_03_21_501 rev C1, 809_03_21_500 rev C1, 809_03_21_402 rev C1, 809_03_21_401 rev C1, 809_03_21_400 rev C1, 809_03_21_200 rev C1, 809_03_21_100 rev C1, Material_Palettes_KLM, 809_07_21_200 rev T1, 809_07_21_210 rev T1, 809_06_21_200 rev T1 and 809_05_21_200 rev T1, 809_00_34_500 rev C1, 809_00_34_501 rev C1, 809_00_34_560 rev C2, 809_00_34_561 rev C1, 809_00_90_151 rev C2, 809_00_90_152 rev C1, 809_00_90_154 rev C3, 809_00_90_155 rev C1, 809_00_90_156 rev C1, 809_00_90_157 rev C2, 809_00_90_500 rev C2, 809_00_90_560 rev C1, 809_03_34_502 rev C1, 809_05_34_101 rev C1, 809_05_34_102 rev C1, 809_05_34_105 rev C1,



809_05_34_501 rev C2, 809_06_34_520 rev C1, 809_05_34_501 rev C2, 809_05_34_503 rev C1, 809_06_34_100 rev C1, 809_06_34_500 rev C1, 809_06_34_501 rev C1, 809_05_34_510 rev C1, 809_05_34_520 rev C1, 809_07_34_101 rev C1, 809_07_34_103 rev C1, 809_07_34_104 rev C1, 809_07_34_105 rev C1, 809_07_34_106 rev C1, 809_07_34_500 rev C1, 809_07_34_501 rev C1, 809_07_34_503 rev C1, 809_07_34_505 rev C1 and 809_06_90_501 rev C1.

Informative(s):

- 1 The applicant has provided details of all windows within Phase 2 of the development which are in accordance with the parent application and demonstrate the design will be carried through to the build of the scheme. Detailed drawings of windows have been provided and are sufficiently detailed and appropriate to ensure the quality of the design will be implemented.

With regard to the railings and balustrading, all details are considered in accordance with the approved scheme, there are some slight amendments to the material used on the Finchley Road elevation adjacent to blocks J, H, G and F, however the height and siting of the railings is as approved at the application stage. It is therefore considered this is a very minor change which would not require the submission of a further application.

In respect of points c, d and e, the applicant has provided details of all facing materials and a panel of brickwork was displayed on site. All materials are considered appropriate in the context of the parent application and no objection is raised.

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.

As such, the proposed development is in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

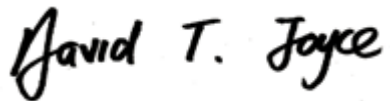
- 2 All phase 1 conditions have been approved. In relation to Phase 2, condition 21 of planning permission ref: 2013/0685/P granted 13/09/2013 is outstanding and requires details to be approved.

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 "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Executive Director Supporting Communities