

Miss Harriet Barber  
Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2016/5840/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

23 March 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:  
**44-44A Gloucester Avenue London NW1 8JD**

#### Proposal:

Details pursuant to Condition 7 (landscaping) of planning permission reference 2015/1243/P, dated 30/11/2016, for demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.

Drawing Nos: 173\_PL\_COND\_07\_00 Rev C; 173\_PL\_COND\_07\_01 Rev C; 173\_PL\_COND\_07\_-01 Rev C; 173\_PL\_COND\_07\_02 Rev C; 173\_PL\_COND\_07\_03 Rev C; 173\_PL\_COND\_07\_04 Rev C; 173\_PL\_COND\_07\_05 Rev C; 173\_PL\_COND\_07\_06 Rev C; 173\_PL\_COND\_07\_07 Rev C; 173\_PL\_COND\_07\_08 Rev C; 173\_PL\_COND\_07\_09 Rev C; 173\_PL\_COND\_07\_10 Rev C; 173\_PL\_COND\_07\_11 Rev C; 173\_PL\_COND\_07\_12 Rev C; 173\_PL\_COND\_07\_13 Rev C; 173\_PL\_COND\_07\_14 Rev C; 173\_PL\_COND\_07\_15 Rev C; 173\_PL\_COND\_07\_16 Rev B; and 173\_PL\_COND\_07\_17 Rev A.

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



Informative(s):

- 1 Condition 7 requires full details of all hard and soft landscaping and means of enclosure of all un-built, open areas to be submitted to and approved by the local planning authority in writing before the development takes place.

The Council's Trees and Landscape Section have reviewed the details submitted and have confirmed that the requirements of the condition have been met.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

The details submitted are considered sufficient to satisfy the requirements of Condition 4 and would be in accordance with policy CS14 and CS15 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.

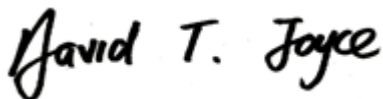
- 2 You are advised that Conditions 3 (sample materials), 4 (cycle parking), 10 (extract ventilation), 13 (drainage), 14b (contamination), 16 (refuse and cycle stores), 22 (air quality assessment) and 23 (privacy screens) of planning permission 2015/1243/P remain outstanding.

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



David Joyce  
Director of Regeneration and Planning