

Mr Lukasz Skatula  
SIAW LTD  
Winston House  
Suite 332  
2 Dollis Park  
London N3 1HF

Application Ref: **2017/1239/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

3 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**120 Finchley Road**  
**London**  
**NW3 5HT**

Proposal:

Part details of condition 16 (Hard & Soft landscaping) of planning permission ref. 2010/0552/P dated 30/04/2010 for the erection of a part 4-storey, part 7-storey building comprising hostel accommodation, offices, retail, financial/professional services, restaurant/cafe and drinking establishment uses; namely for alterations to previously approved green wall details under ref. 2013/1024/P dated 9th April 2013.

Drawing Nos: 120 Finchley Rd - Plant List - Combined document, ANS Global Maintenance Schedule

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reasons for approving details:

The details submitted with regards to the replacement planting for the green wall as previously approved under ref. 2013/1024/P (granted on 9th April 2013) pursuant



to the discharge of condition 16 (hard and soft landscaping) are considered to show a high quality scheme with suitable substrate depths, plant species, numbers of plant species and adequate maintenance schemes for the relevant elements of the scheme to be sustainable.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

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

- 2 You are reminded that the details for condition 7 (A3/A4 ventilation) of planning permission ref. 2010/0552/P granted on 30/4/2010 are outstanding and require details to be submitted and approved. The details for condition 2 (facing materials) are under consideration under ref. 2017/1111/P.

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