

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

Application Ref: **2017/1111/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

18 May 2017

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

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

Proposal:

Details of condition 2 (facing materials) pursuant to planning permission ref. 2010/0552/P granted on 30th April 2010 and minor materials amendment (S. 73) application ref. 2016/0585/P granted on 27th June 2016 for the erection of part 4-storey, part 7-storey building over two floors of basements to provide hostel (sui generis) with commercial floor space for flexible (131 (office), retail (Class A1), financial/professional services (Class A2), restaurant/cafe (Class A3) and drinking establishment (Class A4) uses, including works of hard and soft landscaping. (following the demolition of existing buildings) including amendments to the site boundaries, detailed design to elevations and fenestration.

Drawing Nos: A-FR14-C19/ M, A-FR14-C20/ K, A-FR14-C23/ E, A-FR14-C24/ D, A-FR14-C25/ E.

Metal balustrade details - FR14-SK-501, FR14-SK-502, FR14-SK-503, 4720/18, 4720/20 A, 4720/17 A.

Balcony glass details - FR14-SK-401, FR14-SK-402, FR14-SK-403, FR14-SK-404, FR14-SK-405, 4720/18.



Terracotta cladding - ARG-B-INDEX/ A, ARG-BD01/ A - BD 11/ A, photo of cladding clay 'J'

Doors & windows - Everglade aluminium windows certificate, Schuco aluminium window specs, Reynaers manufacturers specifications, Aluminium solar shade blade spec by Schuco and photo, 2x photos of aluminium window frame and glass

Honeycomb stone cladding - 2x photo and specs.

The Council has considered your application and decided to grant permission

Informatives:

1 Reasons for approving details:

The submitted details include metal and glass balconies, terracotta and stone cladding and aluminium window frames and canopies. Brick samples and details were approved previously under ref. 2015/2924/P. All materials are considered to complement to design of the building and are in keeping with the area.

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.

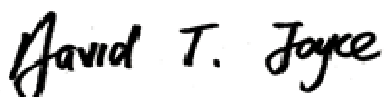
2 You are reminded that the details for condition 7 (A3/A4 ventilation) of planning permission ref. 2010/0552/P granted on 30/4/2010 are outstanding and require details to be submitted and approved.

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



Executive Director Supporting Communities

David Joyce  
Director of Regeneration and Planning