

Mr Richard Evans  
WYG  
9 Mansfield Street  
London  
W1G 9NY

Application Ref: **2017/3838/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

1 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**100 Avenue Road**  
**London**  
**NW3 3HF**

#### **Proposal:**

Details of the west-facing balustrade to partially discharge condition 15 (microclimate mitigation measures), with details of the landscaping to the eastern boundary of the site adjacent to Hampstead Theatre being reserved, of planning permission 2014/1617/P dated 18/02/2016 (for demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041 sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350 sqm for community use(Class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements).

Drawing Nos: SC\_GRID\_0\_A\_PL212

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



Informative(s):

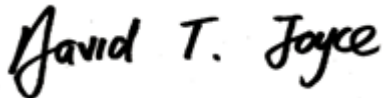
- 1 The applicant is advised that conditions 3, 4, 5, 6, 9, 14, 15 (partial for eastern boundary mitigation only), 16, 17, 18, 19, 22, 23, 25, 26, 29, and 30 of planning permission 2014/1617/P dated 18/02/2016 remain outstanding and must be approved before the relevant stage of the development.

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  
Director of Regeneration and Planning