

HGH Planning  
45 Welbeck Street,  
London  
W1G 8DZ

Application Ref: **2017/6996/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

5 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land at Midland Crescent  
Finchley Road  
NW3 6NA**

Proposal: Details of condition 25 (wheelchair accessible room plans) of planning permission 2014/5527/P granted 25/03/2015 (for redevelopment of the site by the erection of a part 3, part 4 and part 5 storey building with a double level basement comprising flexible commercial space (Use Classes A1/A2/A3/A4/B1/D1 & D2) at lower basement and ground floor levels, 60 student bedrooms with communal kitchen, lounge and common room areas, and 9 residential dwellings (Class C3)).

Drawing Nos: 2004-00-DR-1100 rev P03, 2004-00-DR-1101 rev P03, 2004-00-DR-1102 rev P03, 2004-00-DR-1103 rev P03 and 2004-00-DR-1104 rev P03.

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

Informative(s):

- 1 Reason for granting permission-

Detailed floor plans of wheelchair accessible units have been submitted and following minor revision, the details are deemed acceptable by the Council's



Access Officer and would promote the flexibility and accessibility of the units for future occupiers. It is therefore recommended condition 25 be discharged.

The site's history has been considered and no formal consultation responses have been received.

The details are therefore considered to be in accordance with the Local Development Framework policies that are applied to the conditions, including policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

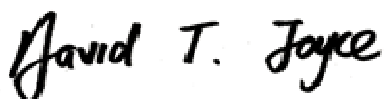
- 2 You are reminded that conditions 3 (windows and doors and materials details), 4 (removal of lettering), 6 (plant detail), 8 (waste storage and removal details), 10 (post-completion noise and vibration assessment), 11 (bird and bat boxes and biodiversity enhancement details), 16 (cycle storage details), 19 (ground investigation), 21 (SuDs) and 23 (mechanical ventilation details) of planning permission 2014/5527/P granted on 25/03/2015 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



David Joyce  
Director of Regeneration and Planning