

Mr Charlie Gillespie
Allies and Morrison
85 Southwark Street
London
SE1 0HX

Application Ref: **2016/5466/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

9 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

328-338 Finchley Road
2-6 Platt's Lane
17A 19-29 Kidderpore Avenue
Former Caroline Skeel Library

Proposal:

Partial approval of details for condensers at roof level of blocks L and M and lighting strategy for Phase 2 as required by conditions 9 and 22 of planning permission ref 2013/0685/P (dated 13/09/2013) for redevelopment of the site to create 128 residential units (Class C3) including affordable housing and a community use facility (Class D1).

Drawing Nos: External Lighting Report Rev I2 dated 15 August 2017 by Whitecode Design Associates, 9596_E_0-002 Rev C4, 809_07_06_156 Rev C2, 809_07_06_200 Rev C2 and 809_07_06_210 Rev C2.

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

Informative(s):

- 1 Reasons for granting



Condition 9 requires that no ancillary equipment is attached to the buildings without prior approval in writing by the local planning authority. The plans provided show the installation of a condenser unit to each of blocks L and M. Given the siting of these, within the centre of the roof they would not be visible and as such are considered non-material in the context of the entire scheme. In respect of noise the applicant has confirmed the condensers would accord with condition 27 of the permission. The purpose of the condition is to safeguard the appearance of the premises and character of the area. Given the scale of the condenser units, it is considered they would not impact on either the appearance of the premises or the character of the area and as such their inclusion in the development is acceptable and in accordance with the objective of condition 9.

Condition 22 requires details of the lighting strategy in the interests of conserving and enhancing wildlife habitats and biodiversity measures. During the course of the application amendments have been sought to the lighting strategy to minimise the impact on wildlife habitats and biodiversity. It has been confirmed that there will be no illumination of trees nor open spaces within the development and low level lighting will be used to the main pathways and roadways to minimise the impact of the development. This will therefore allow birds and bats to breed and contribute to the biodiversity in the locality. Sufficient detail has been provided for the approval of condition 22.

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.

As such, the details are in general accordance with policies 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.

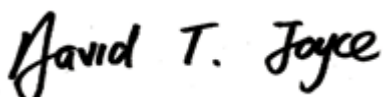
- 2 You are advised that all conditions relating to planning permission 2013/0685/P dated 13/09/2013 which need details to be submitted, have been approved.

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