

HGH Planning  
45 Welbeck Street,  
London  
W1G 8DZ

Application Ref: **2018/0702/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

19 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

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

Proposal: Variation of condition 9 (noise and vibration fit out) and 21 (SuDs details) 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)), namely to amend the timing at which details have to be submitted to the Council for approval.

Drawing Nos: Letter from hgh planning dated 14th February 2018.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.9 and condition no.21 of planning permission 2014/5527/P dated 25/03/2015 shall be replaced with the following conditions:

#### **REPLACEMENT CONDITION 9**

Prior to the laying of the first basement slab, details shall be submitted to and



approved in writing by the local planning authority of how the building would be constructed and fitted out in order that the noise and vibration from neighbouring railway lines and Finchley Road that would be experienced by occupiers of the development would achieve 'good' internal room noise standards in accordance with the criteria of BS8233:1999 and vibration levels will meet a level that has a low probability of adverse comment and the assessment method shall be as specified in BS 6472:2008. The development shall thereafter not be carried out other than in complete compliance with the approved scheme and no unit shall be occupied until the mitigation measures relevant to that unit have been installed.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

#### REPLACEMENT CONDITION 21

Prior to the laying of the first basement slab, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change, demonstrating 50% attenuation of all runoff and demonstrating greenfield levels of runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reason for granting approval:  
The proposed amended wording to Conditions 9 and 21 still requires the same level of information be submitted to discharge the conditions, however the timing is slightly amended so that the details can be submitted prior to basement slabs being laid.

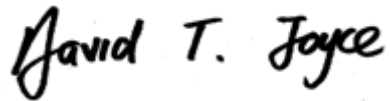
This non-material amendment does not require any update to the approved plans.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

- 2 You are advised that this decision relates only to the wording of conditions 9 and 21 and shall only be read in the context of the substantive permission granted on 25/03/2015 under reference number 2014/5527/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning

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