

Application ref: 2018/0602/P
Contact: Tessa Craig
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Date: 9 March 2018

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HGH Planning
45 Welbeck Street,
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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 23 (mechanical ventilation) 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: Air Quality Condition 23. 2014/5527/P 1620003433/ENV/AQ Revision A
26/01/2018

Informative(s):

- 1 Reason for granting permission:

The applicant has submitted a mechanical ventilation report prepared by Ramboll including development dispersion modelling identifying the optimum location for the inlet for mechanical ventilation. The information submitted has been reviewed by the Sustainability Quality officer and is considered to be acceptable, therefore it is recommended the condition be discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

The development is in general accordance with policy CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 of the London Borough of Camden Local Development Framework Development Policies 2010.

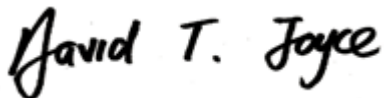
- 2 You are reminded that conditions 3 (windows and doors and materials details), 4 (removal of lettering), 6 (plant detail), 8 (waste storage and removal details), 9 (noise and vibration construction and fit out), 10 (post-completion noise and vibration assessment), 11 (bird and bat boxes and biodiversity enhancement details), 16 (cycle storage details), 19 (ground investigation) and 21 (SuDs) 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

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