

Application ref: 2018/1747/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 10 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Douglas and King Architects
Back Building
148-150 Curtain Road
London
EC2A 3AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
252 Finchley Road
London
NW3 7AA

Proposal:

Details pursuant to conditions 4 (privacy screens), 5 (hard and soft landscaping) 11 (green roof) of planning permission 2015/2789/P dated 20/01/2016 (for Demolition of existing building and erection of a 3-storey building with pitched roof to create 12 self-contained dwellings (net increase of 9 units) comprising 2 x 1 bed; 5 x 2 bed; 2 x 3 bed; and 3 x 4 bed units; refuse and recycling facilities, cycle parking; and landscaping).refuse and recycling facilities, cycle parking; and landscaping).

Drawing Nos: FINc252_PL_DR, FINc252_PL_DR_ 051_A, FINc252_PL_DR_ 052_A, FINc252_PL_DR_ 054_A, FINc252_PL_DR_ 055_A, FINc252_PL_DR_ 056_A, FINc252_PL_DR_ 057_A, FINc252_PL_DR_ 058_A, FINc252_PL_DR_ 059_A and Landscaping Design commissioned by Douglas and King Architects REV.B.

Informative(s):

1

Reason for granting permission-

Details of privacy screen required by condition 4 have been submitted. The proposed privacy screen would be located on the northwest elevation comprise structural glass balustrade approximately 1.3m high and vertical fin screens up to 2.5m above floor height. The proposals would prevent overlooking to the neighbouring areas and would also afford privacy to the occupants, and is appropriate in design to the context and Redington/Frognaal Neighbourhood Plan 2014. The design officer raised no objection to the design and appearance of the vertical fins.

Details of the Hard and Soft landscaping required by condition 5 have been submitted. The Council's Trees Officer has reviewed the submitted information and concluded that a sufficient amount of soft landscaping would be retained and thus it may be discharged. The location, type and materials to be used for hard landscaping and boundary treatments are considered to be in of high quality and therefore appropriate.

Details of the green roof required by condition 11 have been submitted. The details of green roofs have been reviewed by both the Council's Tree & Landscape Officer and Nature Conservation Officer, and found acceptable in both visual amenity and biodiversity terms. The details contain sufficient detail to demonstrate that a high quality and sustainable green roof to be installed, and as such will enhance the ecology and sustainability of the site.

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

As such, the proposed details are in general accordance with policies CS5, CS13, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP24 and DP26 of the London Borough of Camden Local Development.

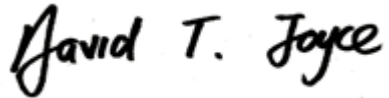
- 2 You are reminded that the outstanding conditions, including conditions 2 (details of all windows; including jambs, head and cill; ventilation grills, external doors and gates), 3 (the remainder of all facing materials) of planning permission 2015/2789/P dated 20.01.2016 have been submitted for approval.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning