

Application ref: 2019/5567/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 17 March 2020

Development Management
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Nicholas Taylor + Associates
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

307-309 Finchley Road
London
NW3 6EH

Proposal:

Detailed drawings and materials required by condition 4 of planning permission 2019/1438/P dated 15/08/2019 (for change of use of part of basement and ground floors from Strip Club (Sui Generis) and office (B1a) to office (B1a) and 4 duplex units for short term lets (Sui Generis) including creation of lightwell and other alterations to Lithos Road elevation (ground floor only), and alterations to shopfront of 309 Finchley Road).

Drawing Nos: 79-321 C; 79-322; 79-600; 79-601; 79-602 A; 79-603; 79-604 A; 79-605;
Email from Mandip Sahota dated 27/01/20

Informative(s):

1 Reason for granting permission

Revised drawings have been submitted to omit the fanlights to Lithos Road and Finchley Road as these would be an incongruous addition to the shopfronts and former shopfronts. The railings on the Lithos Road elevation would be black painted metal. The details have been reviewed by the Council's conservation officer and are considered to satisfactorily demonstrate that the appearance of the locally listed host property and the character of the

immediate area would be safeguarded. The submitted details are therefore considered acceptable and the condition can be discharged.

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

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 15/08/2019 ref: 2019/1438/P 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 paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer