

Application ref: 2020/4606/P
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Sara Hanrahan
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990
Class A of Schedule 2 Part 20 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 632 and SI 2020 No. 755)

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

St Matthews Lodge
50 Oakley Square
London
NW1 1NB

Description of the proposed development:

The construction of two additional storeys of new dwellinghouses above an existing purpose-built, detached block of flats.

Details approved by the local planning authority:

Drawing Nos: Cover letter prepared by Lewis Silkin with appendices; Design and Access Statement prepared by Echlin dated Sept 2020; Sunlight/Daylight Report by EAL dated August 2020; 2115-PL-112; 2115-PL-113; 2115-PL-114; 2115-PL-115; 2115-PL-116; 2115-PL-117 Rev A; 2115-PL-118 Rev A; 2115-PL-119 Rev A; 2115-PL-108 Rev A; 2115-PL-107 Rev A;

Conditions:

- 1 The cycle storage area for 16 cycles plus 2 spaces for visitors hereby approved shall be provided in its entirety prior to the first occupation of any of the new

units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of paragraph 104 of the NPPF.

Informative(s):

- 1 It is a requirement of Condition A.2 that the development, hereby approved, shall be completed within a period of 3 years starting with the date prior approval is granted.
- 2 It is a requirement of Condition A.2 that before commencement of the development, hereby approved, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated.
- 3 It is a requirement of Condition A.2 that the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. This notification must be in writing and must include- (a)the name of the developer; (b)the address or location of the development; and (c)the date of completion.
- 4 It is a requirement of Condition A.2 that any new dwellinghouse hereby approved shall remain in use as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

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