

Application ref: 2020/0502/P
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Mr Phil McKenna
Silverstone Road
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MK18 5LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
West Hampstead Overground Station
West End Lane
London
NW6 2LJ

Proposal:

Detailed drawings, sample brickwork panel, hard and soft landscaping details and details of security measures required by conditions 3, 4, 5 and 7 of Planning permission reference 2014/7966/P dated 02/08/2016 for the 'Erection of new station building with associated retail unit (Class A1), platform improvements and landscaping to front of station including extending the width of the pavement'.

Drawing Nos: Condition 3 details

LSWH-EN31-EAR-DDE-BCK-00144-C03, LSWH-EN31-EAR-SCH-BCK-00260 - C01, LSWH-EN31-EAR-SCH-BCK-00261 - C01, LSWH-EN31-EAR-SCH-BCK-00262 - C01, LSWH-EN31-EAR-SCH-BCK-00263 - C01, LSWH-EN31-EAR-DEL-BCK-00070 - C02, LSWH-EN31-EAR-DEL-BCK-00071 - C01, LSWH-EN31-EAR-DGA-BCK-00062 - C03, LSWH-EN31-EAR-DGA-BCK-00063-C05, LSWH-EN31-EAR-DSE-BCK-00065 - C01, LSWH-EN31-EAR-DSE-BCK-00066 - C03, LSWH-EN31-EAR-DSE-BCK-00069 - C01, LSWH-EN31-EAR-DDE-BCK-00108, LSWH-EN31-EAR-DDE-BCK-00109 rev C02, LSWH-EN31-EAR-DEL-BCK-00072 - C01, LSWH-EN31-EAR-DEL-BCK-00103 - C02, LSWH-EN31-EAR-DEL-BCK-00104 - C03, LSWH-EN31-EAR-DEL-BCK-00105 - C03, LSWH-EN31-EAR-DPL-BCK-00101 - C02, LSWH-EN31-EAR-DSE-BCK-00106 - C02, LSWH-EN31-EAR-DSE-BCK-00107 - C01, LSWH-EN31-EAR-DPL-BCK-00152-C03, LSWH-EN31-EAR-SPE-BCK-00256 [Performance Specification]

Condition 4 details
On-site brick sample panels

Condition 5 details
LSWH-EN31-EAR-DMI-BCK-00051 rev C04

Condition 7 details
LSWH-EN31-EAR-DGA-BCK-00063, LSWH-EN31-EAR-DDE-BCK-00141 - C01,
LSWH-EN31-ETL-DGA-BCK-00057 - C02, LSWH-EN31-ETL-DGA-BCK-00058 - C02,
LSWH-EN31-ETL-DGA-BCK-00059 - C02, LSWH-EN31-ELL-DGA-BCK-00051 - Z01,
LSWH-EN31-ELL-DGA-BCK-00052 - Z01, LSWH-EN31-ELL-DPL-BCK-00055 - Z01,
LSWH-EN31-ELL-DPL-BCK-00056 - Z01, LSWH-EN31-ELL-DPL-BCK-00052 - Z01,
LUX LEVEL TESTING PLANS - LSWH-EN31-ELL-REP-BCK-00063,
OES/JE1427/E/LUX/002, OES/JE1427/E/LUX/003, OES/JE1427/E/LUX/005, Security
shutters details doc ref: LSWH-EN31-PQA-OMM-BCK-00190-C02, 2 x certificates of
conformity

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission

Condition 3 parts a, c, d, and e required details of windows, external doors, balustrades, gates, canopies and bridge, paving, and samples of facing materials. Detailed drawings have been provided, and most elements have been erected on site prior to discharge of the condition. The submitted details have been assessed and reviewed on site by the Council's Urban Design Officer who confirms they are acceptable and safeguard the appearance of the premises and the character of the immediate area. As such, condition 3 (parts a, c, d, and e) can be discharged.

Condition 4 required a sample panel of at least 2m x 2m of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing to be provided on site. Concerns were initially raised as to the quality of the interface between sawtooth and standard facing brick. A revised panel was subsequently provided which the Council's Urban Design Officer has confirmed is acceptable.

Condition 5 required full details of hard and soft landscaping. The landscaping details include the planting of 10 x *Betula utilis* (birch) trees and wildflower grassland. Although a greater variety of tree species would be preferred, it is recognised that the trees were chosen based on their suitability and maintenance requirements in close proximity to the railway. As such, the details submitted are considered sufficient to discharge condition 5.

Condition 7 required full details of security measures to be installed. The proposed measures include the installation of security shutters to the main entrances which would be operated via a keypad at the station's entrance or remotely from TfL's Overground House. In addition to the security shutters, the

station is covered by Verint CCTV dome cameras. CCTV field of vision drawings have been provided to show the direction and coverage of various cameras on the station. The MET Police Designing out Crime Officer has confirmed the CCTV is well positioned and provides good coverage, but requested additional lighting details and shutter manufacturer details. Such details have been provided and confirmed to be adequate for the use of the station. As such the details are sufficient to ensure the station is secure and safe outside of hours of operation and it is recommended that condition 7 is discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the streetscene or this part of the conservation area or on neighbouring amenity.

As such, the submitted details are in general accordance with the requirements of policies CS14, CS15 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that condition 3 part b (detailed drawings of the shopfront) of planning permission 2014/7966/P dated 02/08/2016 is outstanding and requires 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 paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer