

3.1.8\_240FR/DK

Nora-Andreea Constantinescu  
Planning Officer - Development Management  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden

26<sup>th</sup> November 2021

Dear Nora,

**Re: Application Ref: 2016/2910/P 317 Finchley Road, London, NW3 6EP**

With reference to the above, we are submitting supporting documents to satisfy the approval of details application relating to the following planning conditions for the planning consented scheme at 317 Finchley Road 2016/2910/P:

*Planning Condition 5. States:*

*No development, other than works of demolition and site clearance, shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*

*Planning Condition 17. States:*

*Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local authority. The Boxes shall be installed in accordance with the approved plans prior to the occupation of the development of and thereafter retained.*

*Planning Condition 32. States:*

*Prior to Commencement, other than works of demolition and site clearance, full details of a lighting strategy, to include information about potential light spill on to buildings, trees and lines of Vegetation, Shall be submitted to an approved by the local planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.*

## GROUPWORK

Response to Conditions 5, 17, 32; Please find attached drawing numbers.

240\_1064\_Lighting & Small Power\_Public Realm\_REVC  
240\_1072 + small Power\_Level 5\_REVA  
240\_1074\_Lighting + Small Power\_Level 7\_REVA  
240\_8000\_proposed ground floor landscape\_REVA  
240\_8001\_proposed ground floor courtyard\_REVD  
240\_8002\_proposed ground floor courtyard section\_REVA  
240\_8003\_railing details\_REVA  
240\_8004\_railing details\_REVA  
240\_8012\_proposed 1st floor roof garden layout\_REVA  
240\_8010\_proposed 5th floor roof garden layout\_REVA  
240\_8011\_proposed 7th floor roof garden layout\_REVA  
240\_8020\_landscape details - sheet 1\_REVA  
240\_8021\_landscape details - sheet 2\_REVA  
240\_8022\_landscape details - sheet 3\_REVA  
240\_8040\_Proposed Bat box locations\_REVA  
240\_8041 Bat Box details\_REVA

If there are any queries raised by the attached, do not hesitate to contact myself for clarification.

Yours faithfully



Dominic Kacinskas  
Groupwork