

Application ref: 2022/0536/P
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Date: 15 March 2022

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Tetrattech Planning
1 Angel Court, 11th Floor
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**156 West End Lane
London
NW6 1SD**

Proposal:

Details of controlled vehicular and pedestrian access points to the northern access route required by condition 5 (part f) of planning permission 2019/4140/P dated 14th July 2021 which itself varied planning permission 2015/6455/P dated 23rd June 2017 for: Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings, flexible non-residential use, employment floorspace and community meeting space in buildings ranging from 3 to 7 storeys.
Drawing Nos: 0001 A CTA DRG 95 00 0001 P02

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

Informative(s):

1 Reason for granting approval:

Condition 5 (part f) required detailed drawings of the controlled vehicular and pedestrian access points to the northern access route. Detailed plans and elevations have been provided of the new gates which would be a simple design of powder coated vertical flat bar railings, with associated video entry phone system and fob reader. The details have been reviewed by the Council's

Urban Design Officer who confirms the details are acceptable and would safeguard the appearance of the premises and the character of the immediate area.

The full impact of the proposed development has already been assessed.

As such, the details are in general accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (parts a, b, c), 7 (details of boundary treatments), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (2)), 17 (west building piling method statement), 24 (evidence of water use), 25 (details of PV panels), 26 (land contamination Validation or Verification Statement), 28 (details of non-residential space split), 30 (details of CCTV), 31 (details of timber screening-western building), 32 (details of privacy screens), 38 (CHP noise assessment), 39 (odour mitigation details), 44 (cycle parking details), and 45 (details of electric vehicle charging) of planning permission 2019/4140/P dated 14th July 2021 are outstanding and require details to be submitted and approved.

Details have been submitted for conditions 3 (proposed slab levels), 4 (brickwork samples), 5 (part d - facing materials and part e - play area details), 11 (lighting strategy), 14 (details of bird and bat boxes), 15 (details of hard and soft landscaping), 35 (building vibration details), 36 (details of enhanced sound insulation), 37 (sound insulation details), and 47 (Fire statement) and are under consideration.

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