

Application ref: 2022/1036/P  
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Tetrattech Planning  
1 Angel Court, 11th Floor  
London  
EC2R 7HJ

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 fire statement required by condition 47 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: Fire statement by BB7 ref: BB-PFS-10130-OF-01

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

Informative(s):

1 Reason for approval:

Condition 47 required the submission of a Fire Statement which has been produced by an independent third party suitably qualified assessor. The statement is required to detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing

maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building.

The Fire Statement has been produced by a Senior Fire Engineer at BB7, an independent consultant, and details all the information listed above.

As such, the details are acceptable and would provide a safe and secure development in accordance with the requirements of policy D12 of the London Plan.

- 2 You are reminded that conditions 5 (part a - shopfront details), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (2)), 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), 39 (odour mitigation details), and 44 (cycle parking details) 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 (parts d and e), 17 (west building piling method statement), 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 38 (CHP noise assessment) 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