

Application ref: 2018/1898/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 21 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Dominic Kacinskas
15A Clerkenwell Close
London
EC1R0AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
317 Finchley Road
London
NW3 6EP

Proposal:

Details of hard and soft landscaping and means of enclosure, bird and bat box locations, types and species, green roof, lighting strategy as required by conditions 5, 17, 21, 32 of planning permission 2016/2910/P dated 07/03/2017 for Erection of a part 7 part 10 storey building comprising 22 flats (Class C3) and a flexible commercial unit (Use Classes A1/A2/A3) to the ground and lower ground floors, associated public realm improvements, landscaping and associated works, following demolition of existing public house, retail unit and associated structures.

Drawing Nos: 240-8010 Rev D; 240-8042 Rev A; 240-9007 Rev C; 240-8041 Rev A; 240-8040 Rev A; 240-8022 Rev A; 240-8021 Rev A; 240-8020 Rev A; 240-8012 Rev A; 240-8011 Rev A; 240-8002 Rev A; 240-8001 Rev D; 240-2011 Rev A; 240-2010 Rev A; 240-1072 Rev A; 240-1074 Rev A; 240-1064 Rev C; 240-8003 Rev B; 240-8004 Rev B; 240-3005 Rev A; 240-3006 Rev A; 240-3008 Rev A; Maintenance programmed by Trademaker LTD Nov 2021 - Tree roof gardens levels 1+5+7; Maintenance programmed by Trademaker LTD Nov 2021 - Courtyard to units 1+2 and Finchley road no.3 trees; Bat box Installation Report by Skilled Ecology dated July 2019.

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

Informative(s):

1 Reasons for granting permission:

Condition 5 requires full details of hard and soft landscaping and means of enclosure of all un-built, open areas. A good proportion of soft landscaping is proposed to be intertwined with paving and steps in association with the units at lower ground floor level. Detailed information has been provided and the proposed trees and wider vegetation in the rear courtyard of the building would be considered appropriate for the site, and it would improve its biodiversity. The rear courtyard would be surrounded by a woven willow wicker fences with a metal frame within, which would ensure its sustainability. The details are supported by an adequate maintenance plan which is considered sufficient to ensure the longevity and benefits of this planted area.

The gardens at the upper levels would be enclosed by stainless steel rope with gaps between tension cables, which would maintain a good level of transparency and ensure safety at roof levels.

This condition requires details of the new tree species to the front of the site, proposed as *Carpinus Betulus*. Tree officers consider the proposed trees adequate in the context of their proximity to the building's elevation and general crown spread. The information provided is considered sufficient to discharge condition 5.

Condition 21 requires details of the green (roof) gardens proposed at upper levels of the building. Detailed drawings have been provided to demonstrate adequate substrate depth for the roof gardens and proposed tree, as well as methods of irrigation. Tree officers have reviewed this information and considered sufficient to discharge condition 21.

Condition 17 requires details of bird and bat boxes throughout the site. Two types of bat boxes are proposed, two Eco Integrated Bat boxes, to be installed into the external fabric of the building, at high level of the south facing elevation. Two Schwegler 1FF box would be located high on the new building above 4m, facing south. The boxes would be away from external lighting and in proximity to bat foraging habitat. An ecology statement has been submitted in support and considered acceptable.

Three bird boxes for blue tits, sparrows and starlings will be installed on the external fabric of the building, in the east facing block. Another 5 bird boxes are proposed on the 1st and 5th floor gardens.

The details provided in relation to condition 17 have been assessed by Nature Conservation officers and considered sufficient to be discharged.

Condition 32 requires details of the lighting strategy for the site. Four main types of LED lighting are proposed externally across the site, generally low wattage and sensed to only be activated when needed. Two are specific low-level lighting to be located within gardens and along their enclosure. Others would sit underneath the building's soffit and provide up and down facing

lighting. Overall, the proposed lighting strategy is considered adequate and takes into account elements of light spilling to neighbouring buildings and impact on biodiversity. The information submitted is considered sufficient to discharge condition 32.

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 host building and on the character of the conservation area.

As such, the proposed development is in general accordance with policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that the following conditions still require information to be submitted: conditions 26, 27, 38 are to be discharged prior construction or prior occupation.
- 3 You are advised that the following conditions are pending consideration: conditions 3a),b),c) (2022/3783/P, 2022/3784/P, 2022/3785/P); condition 20 (2022/2808/P); conditions 12, 16, 31 (2018/1902/P); conditions 15 and 18 (2018/2050/P); conditions 24, 25 (2018/5206/P).

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