



NTA PLANNING LLP  
TOWN PLANNING CONSULTANTS

46 James Street,  
London W1U 1EZ  
T. 075 9689 6216  
info@ntaplanning.co.uk  
www.ntaplanning.co.uk

Camden Council  
Planning - Development Control,  
Camden Council,  
Camden Town Hall,  
London,  
WC1H 8ND

Our Ref: 993  
7<sup>th</sup> June 2023

**52 AVENUE ROAD, LONDON, NW8 6HS**  
**DISCHARGE OF CONDITIONS APPLICATION**  
**PLANNING PORTAL REF: PP-11214270**

Dear Sir/Madam,

We are pleased to advise that we have today lodged an application, via the Planning Portal, to discharge conditions 4, 7, 8, 12, 14 and 15 of planning permission ref: 2022/1863/P in connection with a development at 52 Avenue Road, London, NW8 6HS. The approved development is as follows:

*'Demolition of existing dwelling and erection of three, 3 storey buildings over part lower ground/basement, comprising total of 12 townhouses (12 x 3 bed), together with associated landscaping and installation of new access gate onto Avenue Road.'*

This planning permission was granted on 10.05.2023.

The above permission was granted subject to 27 planning conditions, several of which required a further submission to Camden Council for approval. Conditions 4, 7, 8, 12, 14 and 15 are "pre-commencement conditions" which must be discharged before works commence. This application is seeking approval of Condition 4 (Air Quality Monitoring), Condition 7 (Pre-Demolition Audit), Condition 8 (Thames Water Infrastructure), Condition 12 (Engineer Appointment), Condition 14 (Tree Protection) and 15 (Landscaping). As part of this application, we submit the following information:

Air Quality Monitoring (Condition 4)

- Correspondence dated 17/02/2023
- Correspondence dated 07/06/2023,
- Monitoring Reports refs 26019.1; 26019.2; 26019.3, 26019.4

Pre-Demolition Audit (Condition 7)

- Pre-Demolition Audit dated 05/06/2023
- Demolition Management Plan Pro Forma dated 23/05/2023

Thames Water Infrastructure (Condition 8)

- Email Correspondence from Thames Water dated 08/03/2023

Engineer Details of Appointment (Condition 12)

- Letter Correspondence from Heyne Tillett Steel dated 17/05/2023

Tree Protection (Condition 14)

- Arboricultural Method Statement dated 05/05/2023

Landscaping (Condition 15)

- Drawing pack containing the following:
  - 132\_100 Proposed Landscape Masterplan
  - 132\_101 Proposed Landscape Plan Sheet 1
  - 132\_102 Proposed Landscape Plan Sheet 2
  - 132\_103 Proposed Planting Plan Sheet 1
  - 132\_104 Proposed Planting Plan Sheet 2
  - 132\_105 Proposed Landscape Lighting Masterplan
  - 132\_106 Proposed Landscape Lighting Plan Sheet 1
  - 132\_107 Proposed Landscape Lighting Plan Sheet 2
  - 132\_108 Proposed Landscape Irrigation Design Intent Sheet 1
  - 132\_109 Proposed Landscape Irrigation Design Intent Sheet 2
  - 132\_120 Proposed Landscape Roof Plan
  - 132\_201 Main Courtyard Garden Section AA
  - 132\_202 Main Courtyard Garden Section BB
  - 132\_301 Hard Landscape Details Sheet 1
  - 132\_302 Hard Landscape Details Sheet 2
  - 132\_303 Hard Landscape Details Sheet 3
  - 132\_304 Hard Landscape Details Sheet 4
  - 132\_310 Soft Landscape Details Sheet 1
  - 132\_311 Soft Landscape Details Sheet 2

We trust that the information provided is sufficient for you to validate and approve the application, however, please do not hesitate to contact me ([og@ntaplanning.co.uk](mailto:og@ntaplanning.co.uk)) should you have any queries.

Yours faithfully,

**OLIVER GARDINER**  
PLANNER  
NTA PLANNING LLP