

Application ref: 2022/1863/P
Contact: Sofie Fieldsend
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Date: 10 May 2023

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

Nicholas Taylor + Associates
46 James Street
London
W1U 1EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
52 Avenue Road
London
NW8 6HS

Proposal:

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.

Drawing Nos:

Background Papers, Supporting Documents and Drawing Numbers:

Existing:

208-250A; 208-251A; 208-275; TS12-157J/1; TS06-102n\2; TS06-102n\3

Proposed:

208-252G; 208-253E; 208-254E; 208-255G; 208-256C; 208-257B; 208-258B; 208-259;
208-260; 208-261D; 208-270; 208-271B; 208-272D; 208-273D; 208-274D; 208-276;
208-277A; 208-278; 208-290C; 208-291C; 208-320D; 208-321D; 208-322C; 208-
323C; 208-324C; 208-325C; 208-326C; 208-327C; 208-328C; 208-329C; 208-330C;
208-331C; 208-400; 208-401; 208-402;

Supporting Documents:

Basement Impact Assessment Rev.06 by A-squared Studio dated 6/10/2022; Ground Movement Assessment Rev.04 by A-squared Studio dated 9/5/2022; Financial Viability

Assessment by JLL dated May 2022; Stage 1 Road Safety Audit by Highway Associates dated 25/10;21; Structural Method Statement by Heyne Tillett Steel dated 10.5.22; Flood Risk Assessment & SuDS Strategy Report Rev P01 by Heyne Tillett Steel dated May 2022; SKC101 Rev.P2 by Heyne Tillett Steel dated 7/10/22; SKC100 Rev.P2 by Heyne Tillett Steel dated 6/10/22; Whole Life Cycle Carbon Emissions Assessment V4 by Hodkinson dated Oct 2022;Ground Source Viability Note by Integration dated 31.8.22; Heritage Appraisal by the Heritage Practice dated April 2022; Arboricultural impact assessment by Landmark Trees dated 6/5/22; Fire Strategy report Rev.04 by Atelier ten dated 10/5/22; Sunlight & Daylight Assessment by Aval Consulting Group dated 20/7/22; Employment and Skills Plan by Aval Consulting Group dated May 2022; Waste and Recycling Strategy by Aval Consulting Group dated April 2022; Construction Management Plan by Aval Consulting Group dated 26th April 2022; Transport Statement by Aval Consulting Group dated April 2022; Letter from Aval Consulting Group dated 26th July 2022; Air Quality Desktop Assessment by Aval Consulting Group dated April 2022; Air Quality Assessment by Aval Consulting Group dated August 2022; Noise Impact Assessment by Aval Consulting Group dated April 2022; Energy Strategy by Aval Consulting Group dated July 2022; Design and Access Statement by DOMVS dated April 2022.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing:

208-250A; 208-251A; 208-275; TS12-157J/1; TS06-102n\2; TS06-102n\3

Proposed:

208-252G; 208-253E; 208-254E; 208-255G; 208-256C; 208-257B; 208-258B; 208-259; 208-260; 208-261D; 208-270; 208-271B; 208-272D; 208-273D; 208-274D; 208-276; 208-277A; 208-278; 208-290C; 208-291C; 208-320D; 208-321D; 208-322C; 208-323C; 208-324C; 208-325C; 208-326C; 208-327C; 208-328C; 208-329C; 208-330C; 208-331C; 208-400; 208-401; 208-402;

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Reason:

For the avoidance of doubt and in the interest of proper planning.

3 Detailed drawings / samples

Notwithstanding the details shown on the approved plans, prior to commencement of the development (other than demolition and site clearance) detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1;
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site). Samples of materials to be provided at a suitable size (eg. 1x1m) and alongside all neighbouring materials;
- c) Typical details of new boundary walls, gates, railings and balustrades, lightwells at a scale of 1:10 with finials at 1:1, including method of fixing; and
- d) Details of all planting and screening between roof level amenity spaces, in order to ensure they would appropriately protect residential amenity of future and neighbouring occupiers.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area and protect the amenity of future/neighbouring occupiers in accordance with the requirements of policies A1, D1 and D2 of the Camden Local Plan 2017.

4 Air quality monitoring (demolition and construction)

No development or demolition shall take place until:

- a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors; and
- b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date and installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

5 GSHP

Prior to commencement of development (other than demolition and site clearance), the following ground source heat pump details shall be submitted to and approved by the Local Planning Authority in writing:

- a) details of their specification. The ground source heat pumps shall be used for the purposes of heating only.
- b) drawings and data sheets showing the location, extent and predicted supply from the ground source heat pump to be installed. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, shall be provided.

The system shall be installed in full accordance with the details approved by the Local Planning Authority prior to occupation and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities and to ensure the proposal is energy efficient and sustainable, in accordance with the requirements of policy CC1 and CC2 of the London Borough of Camden Local Plan 2017.

6 Mechanical Ventilation

Prior to commencement of development (other than demolition and site clearance), full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Mechanical ventilation should not include NOx filters.

Reason: To protect the amenity of residents and to ensure the proposal is energy efficient and sustainable in accordance with London Borough of Camden Local Plan Policies CC1 and CC4 and London Plan policy SI 1.

7 Construction and Demolition Waste

Prior to commencement of development, a resource management plan shall be submitted including a pre-demolition audit and demonstrating how 95% of construction and demolition waste will be reused/recycled/recovered and 95% of excavation waste used for beneficial purposes. The plan shall be thereafter be delivered in accordance with the approved details.

Reason: To ensure all development optimise resource efficiency in accordance with policy CC1 of the London Borough of Camden Local Plan Policies and to reduce waste and support the circular economy in accordance with policy SI 7 of the London Plan 2021.

8 Thames Water infrastructure

Prior to commencement of development, full details of how the developer intends to divert the asset / align the development, to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

No construction shall take place within 5m of the water main unless otherwise agreed in writing by Thames Water.

Reason: To protect the borough's existing water infrastructure, in accordance with policy CC3 of the London Borough of Camden Local Plan.

9 Flood risk

Notwithstanding the details shown on the approved plans, prior to below ground works, full details of the following should be submitted to the Local Planning Authority and approved in writing:

- a) The proposed measures to mitigate flood risk and cope with potential flooding including a suitable positive pump device to protect against sewer flooding; and
- b) Exceedance flow modelling, that models curb heights and site specific considerations. Lightwells should be shown on the drawing and any raised threshold around the lightwells to prevent water ingress.

The development shall thereafter be completed in full accordance with the approved details and mitigation measures.

Reason: To protect the occupants and property in the event of a flood, and minimise and manage the risk to local flooding, in accordance with policy CC3 of the London Borough of Camden Local Plan.

10 Green Roof

Prior to above ground works, full details in respect of the living roofs in the area indicated on the approved roof plan (including bin/bike stores) shall be submitted to and approved by the local planning authority. The details shall include:

- i.a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

11 Green Walls

Prior to above ground works, full details in respect of the living walls in the area indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall include:

- a) a detailed scheme of maintenance
- b) sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- c) full details of planting species and density

The living walls shall be fully provided and maintained in accordance with the approved details prior to first occupation.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

12 Basement Engineer:

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary

basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017

13 Basement compliance

The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment dated October 2022 and other relevant documents hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

14 Tree Protection

Prior to the commencement of any works on site including demolition or site clearance, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and shall make reference to the points raised in section 8.2.8 of the Arboricultural Impact Assessment by Landmark Tree dated 6th May 2022 ref. DML/52AVR/AIA/01d.

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details during the course of any works on site.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

15 Landscaping

Notwithstanding the details shown on the approved plans, no development shall take place until full details of hard and soft landscaping have been submitted to and approved by the local planning authority in writing, including the details of all of the following:

- a) location, species, and maturity of all replacement trees;
- b) means of enclosure (vegetation and structures) of all areas including lightwell screening and site boundaries; and

c) 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.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

16 Landscaping

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or, prior to the occupation for the permitted use of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

17 Secured by Design

Prior to commencement (other than demolition and site clearance) proof that the plans can achieve secured by design accreditation must be submitted to and approved by the local planning authority.

Reason: To ensure that the development mitigates the risk of burglary and antisocial behaviour in accordance with policy C5 of the London Borough of Camden Local Plan 2017.

18 Privacy

Notwithstanding the details shown on the approved plans, prior to occupation details of privacy measures for Units 11 and 12's 2nd floor rear windows on the Southeast Elevation only shall be submitted to and approved by the local planning authority. These measures shall be installed and retained permanently prior to occupation.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017.

19 Cycle Parking

Notwithstanding the details shown on the approved plans, prior to first occupation of any of the units, full details of 26 cycling parking consisting of 24 long stay spaces (including 1 for non-standard cycles) and 2 short stay spaces shall be submitted and approved and approved by the local planning authority in writing.

The approved cycle parking shall thereafter be provided in its entirety prior to the first occupation of any part of development, and permanently retained thereafter.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T2 of the London Borough of Camden Local Plan 2017.

20 Plant Noise

Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

21 Anti-vibration isolators

Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

22 Noise

The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical

installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

23 Refuse items

The refuse and recycling facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

24 Wheelchair adaptable housing

Unit 5 (as identified on drawing no. 208-324D) in the development hereby permitted shall be constructed to comply with Part M4(3) of the Building Regulations.

All other residential units hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.

Reason: To secure appropriate access for disabled people, older people, and others with mobility constraints, in accordance with policies H6 and C6 of the Camden Local Plan 2017.

25 Water Use

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policy CC3 of the London Borough of Camden Local Plan 2017.

26 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the building, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

27 Non-road mobile machinery

No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site

on the NRMM register (or any superseding register).

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Camden Local Plan policies A1 and CC4.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 6 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 7 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.
- 8 The proposed works will be in close proximity to underground strategic water main, utility infrastructure. Please note condition 8 attached the permission. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

If you require further information please contact Thames Water.
Email: developer.services@thameswater.co.uk.

- 9 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 10 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer