

Application ref: 2022/2014/P  
Contact: Obote Hope  
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Date: 14 June 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

hgh Consulting  
45 Welbeck Street  
London  
W1G 8DZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**32 -34 Avenue Road  
London  
NW8 6BU**

Proposal:

Demolition of the existing house and replacement with a two-storey dwellinghouse plus an attic floor, basement, landscaping, parking and associated works.

Drawing Nos: 2011-DR-001 REV B; 2011-DR-002 REV B; 0101\_PL01; 0102\_PL01  
and 0103\_PL01.2011-DR-100 REVC; 2011-DR-101 REVC; 2011-DR-110 REVB;

2011-DR-120 REVB; 2011-DR-200 REVB; 0001\_PL01; 0002\_PL01; 0003\_PL01;

0004\_PL01; 0101\_PL01; 0102\_PL01; 0103\_PL01; 0401\_PL01; 0402\_PL01;

0403\_PL01; 0404\_PL01; 0405\_PL01; 0406\_PL01; 2001\_PL01; 2002\_PL01;

3001\_PL01; 3002\_PL01; 3003\_PL01; 3004\_PL01; 3101\_PL01; 3110\_PL01;

Arboricultural Impact Assessment by Landmark Trees dated 25th April 2022; Air

Quality Assessment by XCO2 dated April 2022; Ground Investigation and Basement

Impact Assessment Report by GEA dated May 2022; Whole Life Carbon Assessment

by XCO2 dated 16th February 2022; Design And Access Statement by SHH; Daylight,

Sunlight and Overshadowing by XCO2 dated April 2022; Townscape Visual Impact

Assessment by Heritage Information Ltd dated April 2022; Planning Statement by HGH

Consulting dated May 2022; Heritage Statement by Heritage Information Ltd dated

April 2022; Flood Risk Assessment and Drainage Statement dated 21 April 2022;

Environmental Noise Assessment by Acoustics Plus Ltd; Energy and Sustainability

Statement by XCO2 dated April 2022; Structural Engineer's Construction Method

Statement by HRW dated May 2022; Construction Demolition Management Plan dated

April 2022; Bat Scoping Report and Ecological Assessment by Ecology CO-OP dated

28th 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 2011-DR-001 REV B; 2011-DR-002 REV B; 0101\_PL01; 0102\_PL01 and 0103\_PL01.2011-DR-100 REVC; 2011-DR-101 REVC; 2011-DR-110 REVB; 2011-DR-120 REVB; 2011-DR-200 REVB; 0001\_PL01; 0002\_PL01; 0003\_PL01; 0004\_PL01; 0101\_PL01; 0102\_PL01; 0103\_PL01; 0401\_PL01; 0402\_PL01; 0403\_PL01; 0404\_PL01; 0405\_PL01; 0406\_PL01; 2001\_PL01; 2002\_PL01; 3001\_PL01; 3002\_PL01; 3003\_PL01; 3004\_PL01; 3101\_PL01; 3110\_PL01; Arboricultural Impact Assessment by Landmark Trees dated 25th April 2022; Air Quality Assessment by XCO2 dated April 2022; Ground Investigation and Basement Impact Assessment Report by GEA dated May 2022; Whole Life Carbon Assessment by XCO2 dated 16th February 2022; Design And Access Statement by SHH; Daylight, Sunlight and Overshadowing by XCO2 dated April 2022; Townscape Visual Impact Assessment by Heritage Information Ltd dated April 2022; Planning Statement by HGH Consulting dated May 2022; Heritage Statement by Heritage Information Ltd dated April 2022; Flood Risk Assessment and Drainage Statement dated 21 April 2022; Environmental Noise Assessment by Acoustics Plus Ltd; Energy and Sustainability Statement by XCO2 dated April 2022; Structural Engineer's Construction Method Statement by HRW dated May 2022; Construction Demolition Management Plan dated April 2022; Bat Scoping Report and Ecological Assessment by Ecology CO-OP dated 28th April 2022.

Reason:

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

- 3 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. 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: Development must not commence before this condition is discharged

to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, and prevent irrevocable damage, in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 4 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Ground Investigation & Basement Impact Assessment Report (ref J22076, Rev 2) dated May 2022 by Geotechnical & Environmental Associates Limited (GEA)) hereby approved, along with the associated supporting documents and measures set out in the Campbell Reith BIA audit revision F1 dated October 2022 and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: Development must not commence before this condition is discharged to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, and prevent irrevocable damage, in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Details of the Air Source Heat Pumps and associated equipment (including drawings and data sheets showing their location, acoustic enclosure, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving) shall be submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a metering system and commitment to monitor performance of the system post construction. A maintenance schedule for each system shall be provided. The equipment, including the enclosure, shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

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

- 6 Prior to the commencement of any construction work, not including works for demolition, final details of landscaping and planting schedule for all means of enclosure, including details of the waste storage enclosure, and a landscaping maintenance programme, shall be submitted to and approved in writing by the local planning authority. The waste storage enclosure shall be completed in accordance with the approved details prior to occupation, and the landscaping shall be completed in accordance with the approved details within 6 months of the date of occupation. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, and BS4428:1989 (or subsequent superseding equivalent) and current Arboricultural best practice. The submitted details should include:
  - a) The quantity, size, species, position and the proposed time of planting of all trees and shrubs to be planted, including on balconies and the building.
  - b) An indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection.
  - c) Specification of which shrubs and hedges to be planted that are

intended to achieve a significant size and presence in the landscape.

- d) Details of hard landscaping, including surface materials, waste enclosure and boundary treatments.
- e) Details of any grading, mounding, excavation, retaining walls, and other changes in ground level.
- f) Details of the programme of maintenance for the planting on the building.

Reason: In order to ensure high quality soft landscaping in and around the site in the interests of ecology and visual amenity in accordance with policies A1, A3, A5, D1 and D2 of the Camden Local Plan 2017.

- 7 Prior to above ground construction works (excludes demolition and excavation), full details of the cycle parking and the waste and recycling storage areas shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking, and waste and recycling storage, shall be provided in accordance with the approved details prior to the commencement of the use hereby permitted, and shall thereafter be retained solely for their designated use.

Reason: To ensure adequate cycle parking is available on site, to promote sustainable modes of transport, to ensure suitable provision for waste for the occupiers of the development, to encourage the sustainable management and collection of waste, and so safeguard the visual amenity of the area, in accordance with policies D1, D2, A1, CC5, and T1 of the Camden Local Plan 2017.

- 8 Before the relevant part of the work is begun, 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:
- a. Details including sections at 1:10 of windows (including jambs, head and cill), reveals, doors, and external gates.
  - b. Sample panel of the proposed brickwork, tiles, and external finishes to show type, colour, bond, mortar mix, joint and pointing, to be provided on site.
  - c. Details and a sample of all railings, to be provided on site.

The development shall thereafter be carried out in full accordance with the approved details and sample materials.

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

- 9 Notwithstanding the information shown on the approved drawings, full details of the boundary treatment including height, materials and design of the access gate shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant part of the works. The relevant part of the works shall be carried out in accordance with the approved details.

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

- 10 Prior to commencement of development other than demolition, site clearance and preparation, a feasibility assessment with the aim of maximising the provision of solar photovoltaics on the green roof should be submitted to and approved in writing by the local planning authority. The assessment shall include recommendations and, where feasible, details of the following:
- Layout and sections of PV panels
  - A scheme of maintenance for the green roof
  - Sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used
  - Full details of planting species and density
- Any measures shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme.

Reason: To ensure the development provides adequate on-site renewable energy, a high-quality green roof, and contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan.

- 11 Two operational Electric Vehicle Charging Points (EVCPs) shall be provided on site prior to the commencement of the use hereby permitted and shall thereafter be retained for the duration of the development.

Reason: To ensure infrastructure for more sustainable modes of transport with lower air quality impacts in accordance with policies CC4 and T1 of the Camden Local Plan 2017, and policy T6 of the London Plan 2021.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

- 12 The demolition hereby approved shall divert 95% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

- 13 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day internal and 5litres/person/day for external use

(110L in total). The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 14 If during development, contamination by asbestos or asbestos containing materials is found to be present at the site, then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for a remediation strategy detailing how this unsuspected contamination will be dealt with.

Reason: To safeguard future users or occupiers of this site and the wider environment from risks associated with contaminants and ensure the environmental risks have been satisfactorily managed, in accordance with policies D1 and A1 of the Camden Local Plan 2017.

- 15 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan details set out in the Arboricultural Impact Assessment dated 25 April 2022. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

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.

- 16 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details not later than the end of the planting season following completion of the development. Any trees or areas of planting 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 Notwithstanding details shown on the approved plans and documents, prior to commencement of development full details of the Sustainable Drainage System (SuDS) shall be submitted to and approved in writing by the local

planning authority. Such system shall demonstrate greenfield levels of runoff rates. The details shall include:

- a. proposed SuDS or drainage measures including storage capacities
- b. proposed surface water discharge rates or volumes
- c. a lifetime maintenance plan.

The system shall be implemented as part of the development and be operational prior to occupation of the development, unless otherwise agreed as part of the submission of details. The SuDS shall thereafter retained and maintained for the duration of the development in accordance with the maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2, and CC3 of the London Borough of Camden Local Plan 2017.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, improvement, alteration, building, or enclosure permitted by Part 1 and Part 2 of Schedule 2 to the Order shall be carried out or erected without the prior written permission of the local planning authority.

Reason: To safeguard the visual amenity of the area, to ensure that the external appearance of the building is satisfactory, to avoid overdevelopment of the plot, and to protect the character and appearance of the conservation area in accordance with policies G1, D1, D2 and A1 of the Camden Local Plan 2017.

- 19 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 buildings, without details first being submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant part of the works. The relevant part of the works shall be carried out in accordance with any approved details.

Reason: To safeguard the visual amenity of the area, to ensure that the external appearance of the building is satisfactory and to protect the character and appearance of the conservation area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 20 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To protect the amenity of the surrounding premises and the area

generally in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 21 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out), including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To protect the existing water infrastructure, in accordance with policy CC3 of the Camden Local Plan 2017.

- 22 No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so 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.

Reason: To protect the existing water infrastructure, in accordance with policy CC3 of the Camden Local Plan 2017.

- 23 The residential unit 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.

- 24 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 ensure that air quality is not adversely affected by the development in accordance with policy CC4 of the Camden Local Plan 2017, and policy GG3 and SI 1 of the London Plan.

- 25 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

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](http://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 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 5 The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you are considering working above or near Thames Water pipes or other

structures.<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

- 6 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.

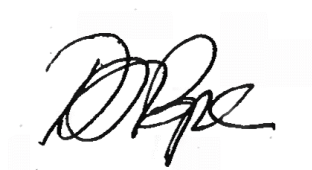
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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



Daniel Pope  
Chief Planning Officer