

Application ref: 2022/3704/P
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Date: 21 June 2023

Development Management
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Callidus Planning Ltd
18 Sumburgh Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990
Class A of Schedule 2 Part 20 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 632 and SI 2020 No. 755)

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:
95 Avenue Road
London
NW8 6HY

Description of the proposed development:

Erection of two additional stories to the existing block of flats, to facilitate the creation of two new residential units (Class C3) under Class A, Part 20, Schedule 2 of the GPDO (2015) (as amended).

Details approved by the local planning authority:

Drawing Nos: Existing Drawings:
1289-EX-001, 1289-EX-002, 1289-EX-011 Rev A, 1289-EX-012, 1289-EXD-015 Rev A, 1289-EX-020 Rev A, 1289-EX-021 Rev A, 1289-EX-025, 1289-EX-026

Proposed Drawings:

1289-PD-102, 1289-PD-104, 1289-PD-111 Rev C, 1289-PD-112 Rev H, 1289-PD-113 Rev G, 1289-PD-114 Rev G, 1289-PD-121 Rev F, 1289-PD-122 Rev G, 1289-PD-125 Rev F, 1289-PD-126 Rev G, Design and Access Statement, Covering Letter, Contaminated Land Assessment, Fire Statement Form, Fire Safety Strategy, Structural Engineer's Feasibility Report, Transport Statement, Detailed Daylight Sunlight & Overshadowing Report, Flood Risk Assessment

Informative(s):

- 1 It is a requirement of Condition A.2 that the development, hereby approved, shall be completed within a period of 3 years starting with the date prior approval is granted.
- 2 It is a requirement of Condition A.2 that before commencement of the development, hereby approved, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated.
- 3 It is a requirement of Condition A.2 that the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. This notification must be in writing and must include- (a)the name of the developer; (b)the address or location of the development; and (c)the date of completion.
- 4 It is a requirement of the above condition that any new dwellinghouse hereby approved shall remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse
- 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 Monitoring 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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address:
www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.