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

Our Ref: 993
27th July 2023

52 AVENUE ROAD, LONDON, NW8 6HS
DISCHARGE OF CONDITIONS APPLICATION
PLANNING PORTAL REF: PP-12346174

Dear Sir/Madam,

We are pleased to advise that we have today lodged an application, via the Planning Portal, to discharge conditions 3, 5, 6 and 17 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 3, 5, 6 and 17 are "prior to commencement conditions" which must be discharged before works commence. This application is seeking approval of Condition 3 (Detailed Drawings and Samples), Condition 5 (Ground Source Heat Pump Details), Condition 6 (Mechanical Ventilation) and Condition 17 (Secured by Design). As part of this application, we submit the following information:

Detailed Drawings and Samples (Condition 3)

- 208-1510P1 ELEVATIONS SHOWING WINDOW AND EXTERNAL DOOR TYPE NUMBERING,
- 208-1511P1 WINDOW TYPE 1 PLAN, ELEVATION AND SECTION,
- 208-1512P1 WINDOW TYPE 2 PLAN, ELEVATION AND SECTION,
- 208-1513P1 WINDOW TYPE 3 PLAN, ELEVATION AND SECTION,
- 208-1514P1 WINDOW TYPE 4 PLAN, ELEVATION AND SECTION,
- 208-1515P1 WINDOW TYPE 5 PLAN, ELEVATION AND SECTION,
- 208-1516P1 WINDOW TYPE 6 PLAN, ELEVATION AND SECTION,
- 208-1517P1 WINDOW TYPE 7 PLAN, ELEVATION AND SECTION,
- 208-1518P1 WINDOW TYPE 8 PLAN, ELEVATION AND SECTION,
- 208-1519P1 WINDOW TYPE 9 PLAN, ELEVATION AND SECTION,
- 208-1520P1 WINDOW TYPE 10 PLAN, ELEVATION AND SECTION,
- 208-1521P1 WINDOW TYPE 11 PLAN, ELEVATION AND SECTION,
- 208-1530P1 EXTERNAL DOOR TYPE 1 PLAN, ELEVATION AND SECTION,

- 208-1531P1 EXTERNAL DOOR TYPE 2 PLAN, ELEVATION AND SECTION,
- 208-1532P1 EXTERNAL DOOR TYPE 3 PLAN, ELEVATION AND SECTION,
- 208-1550P1 EXTERNAL OPENING DETAILS,
- 208-1551P1 SPRING BALANCE SASH WINDOW DETAILS,
- 208-1552P1 OPEN OUT FRENCH DOORSET DETAILS,
- 208-1553P1 BOLECTION MOULDED OPEN IN ENTRANCE DOORSET,
- 208-1900P1 DETAILS OF FACING MATERIALS
- 208-1008P2 PROPOSED EAST BOUNDARY WALL
- 208-1009P2 PROPOSED WEST BOUNDARY WALL
- 208-1010P1 PROPOSED SOUTH BOUNDARY WALL
- 208-1011P1 PROPOSED NORTH BOUNDARY WALL
- 208-1012P2 BOUNDARY WALL SECTIONS
- 208-1013P2 BOUNDARY WALL PROFILES
- 208-1370P1 TYPICAL LIGHTWELL DETAILS SHOWING HANDRAIL
- 208-1371P1 PARAPET BALUSTRADE DETAIL
- 208-1540P1 MAIN ENTERANCE GATE PLAN, ELEVATION AND SECTION
- 208-1541P1 MAIN EXIT GATE PLAN, ELEVATION AND SECTION
- 208-1542P1 PEDESTRIAN GATE PLAN, ELEVATION AND SECTION
- 208-1600P1 SCREENING BETWEEN ROOF TOP AMENITY SPACES

Ground Source Heat Pump Details (Condition 5)

- GSHP DESIGN – 52 AVENUE ROAD NW 8 6HP- V3.0

Mechanical Ventilation (Condition 6)

- 723 VENTILATION REPORT
- 723 VENTILATION LOWER GROUND AND GROUND
- 723 VENTILATION TYPICAL HOUSE

Secured by Design (Condition 17)

- 52 AVENUE ROAD CRIME IMPACT STATEMENT
- 52 AVENUE ROAD SECURED BY DESIGN REPORT

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) should you have any queries.

Yours faithfully,

OLIVER GARDINER
 PLANNER
 NTA PLANNING LLP