

Laura Dorbeck
Planning and Regeneration
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Our ref: 23-01937
Your ref: 79 Avenue Road
Date: 30 August 2023

Dear Laura Dorbeck

RE: SEC73 APPLICATION TO REGULARISE THE PREVIOUSLY DISCHARGED/APPROVED PLANNING CONDITIONS UNDER APPLICATION REF: 2021/3362/P ARE REFLECTED IN THE APPROVED SEC73 APPLICATIONS REF: 2021/2244/P & 2021/2650/P FOR 79 AVENUE ROAD, LONDON, NW8 6JD

On behalf of the owner occupier of 79 Avenue Road we are instructed to submit a Sec73 application to confirm that the previously discharged planning conditions (7,8,10,14,15 and 18) under application ref: 2021/3362P attached to application ref:2020/0519/P have been discharged/ approved and should be reflected in the recent Sec 73 applications ref: 2021/2244/P & 2021/2650/P at 79 Avenue Road, London, NW8 6JD.

Introduction

This Sec73 application is submitted following initial consultation with yourself (see email in appendix 1) to regularise the above position. You acknowledged that the Council recognises that the identified conditions have been discharged and the decision notices issued for the Sec 73 applications ref: 2021/2244/P & 2021/2650/P was made in error without referring to them. Therefore the Council will accept a cover letter setting out the history and the fact that the S73 was approved after the original conditions had all been discharged and should therefore be referenced in the S73 Decision Notices.

Planning History

Based on the foregoing, please see below the planning history setting out the chronological order of all the relevant granted planning permission relating to the proposed development at 79 Avenue Road.

- **2020/0519/P** – Demolition of the existing residential dwelling and redevelopment for a new residential dwelling with basement (Class C3) – **Granted subject to a Section 106 Legal Agreement – 10.02.2020**
- **2021/3362/P** – Details of conditions 8 (appointment of a Structural Engineer), Condition 7 (External roof details), Condition 10 (hard and soft landscaping), Condition 14 (sustainable Urban Drainage), Condition 15 (Living Roof Details) and Condition 18 (Waste Storage and Recycling) for 79 Avenue Road, pursuant to planning permission 2020/0519/P dated 21/09/2020 for; Demolition of the existing residential dwelling and redevelopment for a new residential dwelling with basement (Class C3) – **Granted 02.09.2021**

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- **2021/2244/P** – Variation of condition 2 (approved plans) of planning permission ref: 2020/0519/P dated 21/09/2020 (for Demolition of the existing residential dwelling and the redevelopment for a single residential dwelling with basement.'), namely alterations to the design of the rear elevation; alterations to the terrace and fenestration on the northwest side elevation; installation of a new ground level skylight at rear; and alterations to the roof plan including the relocation of the lift overrun, PV panels, skylights and plant – **Granted subject to a Section 106 Legal agreement – 15.11.2021**
- **2021/2650/P** - Variation of condition 2 (approved plans) of planning permission ref: 2020/0519/P dated 21/09/2020 (for Demolition of the existing residential dwelling and the redevelopment for a single residential dwelling with basement.'), namely alterations to the design of the rear elevation; alterations to the terrace on the north west elevation; installation of a new ground level skylight, alterations to the roof plan including the relocation of the lift overrun, PV panels, skylights and plant and an increase in the proposed sub-basement size and basement construction proposals – **Granted Subject to a Section 106 Legal Agreement – 11.02.2022**
- **2023/0913/P** - Confirmation of the implementation of works under planning permission ref: 2020/0519/P granted on 21-09-2020 for Demolition of the existing residential dwelling and redevelopment for a new residential dwelling with basement (Class C3) – **Granted 01.06.2023**

The above provides a clear planning history for 79 Avenue Road and confirms that the pre-commencement conditions under application ref: 2021/3362/P were discharged in advance of the Sec73 applications and should be reflected in the Sec73 Decision Notices ref: 2021/2244/P & 2021/2650/P.

CONTENT OF SUBMISSION

This letter is accompanied by:

- Completed, Application Forms, Notices and CIL Form
- Site Location Plan
- Previously Granted Decision Notices
- Email from Laura Dorbeck dated 01.06.2023, identifying the Sec73 regularisation process (appendix 1)

I trust that you find this letter self-explanatory, and that Council can accept that there was an admin error on the granted Sec73 Decision Notices ref: 2021/2244/P & 2021/2650/P which should reflect the previously discharged planning conditions. If you require any further information regarding the proposals, please do not hesitate to contact me.

Yours faithfully,

Abraham Laker

Abraham Laker (Aug 30, 2023 10:23 GMT+1)

Abraham Laker

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APPENDIX 1: Email from Laura Dorbeck dated 01.06.2023, identifying the Sec73 regularisation process

