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Planning - Development Control,
Camden Council,
Camden Town Hall,
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Our Ref: 993
14th September 2023

52 AVENUE ROAD, LONDON, NW8 6HS
DISCHARGE OF CONDITIONS APPLICATION
PLANNING PORTAL REF: PP-11214270

Dear Sir/Madam,

We are pleased to advise that we have today lodged an application, via the Planning Portal, to discharge condition 9 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. Condition 9 relates to a 'prior to below ground works' condition. This application is seeking approval of Condition 9 (Flood Risk). As part of this application, we submit the following information:

Flood Risk (Condition 9)

- Drg No. 2673-HTS-ZZ-XX-DR-C-1000 (proposed Exceedance Flows Plan)

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