

Application ref: 2023/2343/P
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NTA Planning LLP
46 James Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
52 Avenue Road
London
Camden
NW8 6HS

Proposal:

Details of conditions 4 (Air Quality Monitoring), 7 (Pre-Demolition Audit), 8 (Thames Water Infrastructure), 12 (basement Engineer), 14 (Tree Protection) and 15 (Landscaping) of planning permission ref. 2022/1863/P dated 11/05/2023 (for 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.).

Drawing Nos: Pre-Demolition Audit by Knowles dated 05/06/2023; Demolition Management Plan Pro Forma Rev B dated 23/05/2023; Resource Management Rev C by Knowles dated 07/07/2023; Email from Thames Water dated 08/03/2023; Letter from Heyne Tillett Steel dated 17/05/2023; Arboricultural Method Statement by Landmark Trees dated 05/05/2023; Air Quality Monitoring Reports by KP Monitoring Ltd. (refs 26019.1; 26019.2; 26019.3, 26019.4, 26019.5 and 26019.1 Weds 25 Jan - Sat 24 Jun 2023); 132_100 Rev A; 132_101 Rev A; 132_102 Rev A; 132_103 Rev A; 132_104 Rev A; 132_105 Rev A; 132_106 Rev A; 132_107 Rev A; 132_108 Rev A; 132_109 Rev A; 132_120 Rev A; 132_201; 132_202; 132_301; 132_302; 132_303; 132_304 Rev A; - 132_310; 132_311 and 208-261 Rev F.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for consent:

Condition 4 (Air Quality Monitoring) requires evidence demonstrating that the air quality monitors have been in place for at least 3 months prior to the implementation date. Dust monitors were installed in January 2023 and air quality / dust monitoring reports have been produced every month.

Condition 7 requires a resource management plan including a pre-demolition audit. These were submitted and the audit demonstrated how 95% of construction and demolition waste will be reused/recycled/recovered and 95% of excavation waste used for beneficial purposes. The details ensure that the development will optimise resource efficiency and reduce waste and support the circular economy.

Condition 8 required details of how the developer intends to divert the asset / align the development, to prevent the potential for damage to subsurface potable water infrastructure. Thames water confirmed that the details were acceptable and are considered to protect the borough's existing water infrastructure.

Condition 12 requires details of the basement engineer's relevant qualifications and their responsibilities. The application is supported by a copy of letter of appointment for Heyne Tillett Steel to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration and confirmation that the basement engineers are both a Chartered Structural Engineer. These details demonstrate that the engineer is suitably qualified and from a recognised relevant professional body and that he has a comprehensive list of responsibilities in overseeing and reviewing the project. It is considered that the details are acceptable and will ensure the appearance and structural stability of neighbouring buildings and the character of the immediate area will be safeguarded.

Condition 14 requires details of tree protection. The tree protection details submitted are considered sufficient to demonstrate the trees to be retained will be adequately protected in accordance with BS5837:2012. It is considered that the development will not have an adverse effect on existing trees and will maintain the character and amenity of the area.

Condition 15 requires details of the hard and soft landscaping. In terms of the 45 proposed replacement trees the siting, use of local species and their maturity is acceptable. The remaining planting proposed is also acceptable. Natural stone paving will be used in the steps and pathways and 2.5m high ivy screen panels will be installed along the boundaries. It is considered that the details will ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

The details have been assessed by the Council's air quality, sustainability and tree teams and Thames Water - they are considered sufficient to discharge planning conditions 4, 7, 8, 12, 14 and 15.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

As such, the details are in general accordance with policies A1, A2, A3, A5, CC1, CC3, CC4, D1 and D2 of the Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that conditions 3 (Detailed drawings / samples), 5 (GSHP), 6 (Mechanical Ventilation) and 17 (Secured by Design) are pending determination under planning ref. 2023/3084/P. Conditions 9 (Flood risk), 10 (green roof), 11 (green walls) and 18 (Privacy) are still outstanding and require details to be submitted relating to ref. 2022/1863/P dated 10/05/2023.

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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer