

Application ref: 2023/3849/P
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Date: 13 November 2023

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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 condition 9 (flood risk) 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: 2673-HTS-ZZ-XX-DR-C-1000 Rev.P2; 2673-HTS-ZZ-B1-DR-C-4000 Rev.T1; 2673-HTS-ZZ-B1-DR-C-4001 Rev.T1; 2673-HTS-ZZ-B1-DR-C-4002 Rev.T1 and 2673-HTS-ZZ-XX-DR-C-1010 Rev.P3.

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

Informative(s):

- 1 Reason for consent:
This condition requires details of flood mitigation measures including a suitable positive pump device to protect against sewer flooding and exceedance flow modelling, that models curb heights and site specific considerations. These have been submitted. The lightwells and any raised threshold around the

lightwells to prevent water ingress are shown on the drawing.

The details have been assessed by the Council's LLFA officer and they are considered sufficient to discharge planning condition 9. The details are considered to protect the occupants and property in the event of a flood, and minimise and manage the risk to local flooding.

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 policy CC3 of the Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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 11/05/2023.

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 2023.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer