

Application ref: 2022/2529/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Email: [Sofie.Fieldsend@camden.gov.uk](mailto:Sofie.Fieldsend@camden.gov.uk)  
Date: 21 December 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

PU Architect  
17a Capel Road  
Watford  
WD19 4FE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**71 Avenue Road  
London  
Camden  
NW8 6HP**

Proposal:

Erection of a two storey, single family dwellinghouse (Class C3) with basement and accommodation in the roof space, following the demolition of existing.

Drawing Nos: P001 Rev\_A; P010 Rev\_J; P011 Rev\_I; P012 Rev\_I; P020 Rev\_I; P021 Rev\_H; P022 Rev\_I; P023 Rev\_H; P040; AR-MP-A1-C-01; P100 Rev\_K; P101 Rev\_K; P102 Rev\_K; P103 Rev\_K ; P104 Rev\_K; P200 Rev\_J; P201 Rev\_J; P202 Rev\_J; P203 Rev\_J; P400 Rev\_A; P401 Rev\_A; P410 Rev\_A; P420;

Supporting documents:

Arboricultural Impact Assessment & Method Statement by Arbortrack Systems Ltd dated 1.6.23; Planning Compliance Report Report 26213.PCR.01 by KP Acoustics Ltd. Dated 01/06/2023; Flood Risk Emergency Plan by GeoSmart dated 18.8.23; Flood Risk Assessment by GeoSmart; Sustainable Drainage Assessment by GeoSmart dated 19.10.23; Basement Impact Assessment And Ground Investigation Report V1.02 by ground water dated Nov 2023; Air quality assessment by XCO2 dated May 2023; energy and sustainability statement by XCO2 dated May 2023; whole life carbon assessment comparative study by XCO2 dated 29.6.2023; Demolition Environmental Management Plan\_Rev\_01 by Southern Demolition Co. Ltd dated 12/04/2023; health, safety, welfare and environmental policy document by Southern Demolition Co. Ltd dated 22.9.22;

Structural Calculation Rev. B by Adkins Consultants Ltd dated 18.8.23; Site Visit Report by Adkins Consultants Ltd dated 4.1.22; Appendix 1 - Photo Album by Adkins Consultants Ltd dated 4.1.22;

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed development, through insufficient evidence to justify the demolition of the existing building, would result in an unsustainable development that fails to contribute to a low carbon future through efficient use of resources, contrary to policy CC1 (climate change mitigation) of the Camden Local Plan 2017, policy SI7 of the London Plan 2021, and the NPPF 2023.
- 2 The proposed development fails to achieve sufficient carbon savings by minimising embodied carbon through sustainable design decisions, resulting in an unsustainable development contrary to policy CC1 (climate change mitigation) of the Camden Local Plan 2017, policy SI7 of the London Plan 2021, and the NPPF 2023.
- 3 The proposed development, in the absence of a legal agreement securing a construction management plan and construction impact bond, would be detrimental to the amenity of neighbouring occupiers contrary to policies A1 (managing the impact of development) and A5 (basements) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing an Approval in Principle Plan and associated monitoring fee, would be likely to be detrimental to general highway and pedestrian safety, contrary to policies T3 (Transport infrastructure) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing financial contributions towards highways works, would fail to secure adequate provision for and safety of pedestrians, cyclists and vehicles, contrary to policies T3 (Transport infrastructure) and A1 (Managing the impact of development) of London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal Nos. 3-5 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer