

Application ref: 2023/3084/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 3 (Detailed Drawings and Samples), 5 (GSHP), 6 (Mechanical Ventilation) and 17 (Secured by Design) 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: 208-1510P1;208-1511P1; 208-1512P1; 208-1513P1; 208-1514P1; 208-1515P1; 208-1516P1; 208-1517P1; 208-1518P1; 208-1519P1; 208-1520P1; 208-1521P1; 208-1530P1; 208-1531P1; 208-1532P1; 208-1550P1; 208-1551P2; 208-1552P1; 208-1553P1; 208-1900P1; 208-1008P3; 208-1009P3; 208-1010P2; 208-1011P1; 208-1012P2; 208-1013P2; 208-1370P1; 208-1371P1; 208-1540P2; 208-1541P2; 208-1542P1; 208-1600P2; photos of samples; Ground source heat pump system design V4.1 by Genius Energy Lab dated 24.10.23; Email correspondence from Thames Water dated 08/03/23 and 09/03/23; Ventilation services by Integration dated 15.8.23; 723-INT-151123-SK01 (dated 15/11/2023); 723-INT-151123-SK02; Crime Impact Statement Rev.B by Graphite Security and Secured by design report.

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

Informative(s):

1 Reason for consent:

Condition 3 requires details and samples of all materials. In addition, details of all fenestration, boundary walls, gates, railings, balustrades and lightwells. Samples were provided. The details are considered to be appropriate and in line with the original design intention of the development. Details of all planting and screening at roof level between amenity spaces have also been provided. The 2.625m high screens (white painted render) are considered sufficient to protect privacy between the roof gardens and would have limited visibility from the public realm given the tree cover and their position on the roof. The detailed design would be in keeping with the proposed buildings. Hedging would be planted in zinc planters along the sides of screens which would be acceptable. The details are considered to safeguard the appearance of the premises and the character of the immediate area and protect the amenity of future/neighbouring occupiers.

Condition 5 requires details of the GSHP specifications, location, extent and predicted supply from the ground source heat pump to be installed. A closed ground loop is proposed with 30 bore holes is proposed with the associated plant located in the main plant room at basement level. Information including the installation of a meter to monitor the energy output from the approved renewable energy systems and a site-specific lifetime maintenance schedule for each system, has been submitted. The details would provide adequate on-site renewable energy facilities and ensure the proposal is energy efficient and sustainable.

Condition 6 requires details of the mechanical ventilation system including air inlet locations. The inlet locations were revised to be positioned away from the main road which is welcomed. The information confirmed the ventilation system does not include NOx filters. The details would protect the amenity of residents and ensure the proposal is energy efficient and sustainable.

Condition 17 requires proof that the plans can achieve secured by design accreditation. It is considered that the details ensure that the development mitigates the risk of burglary and antisocial behaviour and would be capable of achieving this accreditation.

The details have been assessed by the Council's Air Quality, sustainability, designing out crime, conservation and urban design officers and they are considered sufficient to discharge planning conditions 3, 5, 6 and 17.

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, C5, CC1, CC2, 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 2023.

- 2 You are advised that 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 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 the National Planning Policy Framework.

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 typed name and title.

Daniel Pope
Chief Planning Officer