

Application ref: 2024/0049/P  
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Date: 1 February 2024

**Development Management**  
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NTA Planning LLP  
46 James Street  
London  
W1U 1EZ

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 4a (Air Quality Monitoring) 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: Air monitoring locations and email from agent dated 18.1.24.

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

#### **Informative(s):**

- 1 Condition 4 (Air Quality Monitoring) was previously approved under ref. 2023/2343/P on 28/09/2023. Part A required details of the air quality monitors location, number and specification. The number and specification remain unchanged in this current application and the four monitoring locations around the perimeter are proposed to be relocated. Details submitted confirm that the revised monitors will all be located in a position of clear air flow, 2-3m high as they site above the boundary walls and are at least 1m away from building

façade. The details have been assessed by the Council's air quality team who raised no objection to the revised locations and considered the details sufficient to re-discharge planning condition 4a for a revised location only.

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 and CC4 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer