

Application ref: 2024/1339/P  
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**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**  
**NW8 6HS**

#### **Proposal:**

Details pursuant to condition 9 (Flood risk) of planning permission 2022/1863/P, 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: Cover letter prepared by NTA Planning, 4/04/2024; Planning Note prepared by Heyne Tillett Steel, rev P3, 15/07/2024

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

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

##### **1 Reasons for granting approval-**

This application is to discharge condition 9 relating to the provision of measures to mitigate flood risk and cope with potential flooding, including the provision of positive pump device to protect against sewer flooding, supported by exceedance flow modelling, that models curb heights and site specific

considerations.

The submitted flood device includes a below ground attenuation tank system.

The flooding information confirms the proposed basement level of the development is protected against sewer flooding through the use of a pumped system. Individual foul water pumps are provided for each residential unit, with the pumps utilising a dual pump system to offset the risk of mechanical failure. The ground floor and above floors are located above the road level, with the public sewer located under and they are proposed to discharge via a high-level gravity drainage system, therefore these areas are not considered to be at risk.

The exceedance flow plan adequately demonstrates that the risk of flooding to the development is adequately mitigated.

Council's independent flood risk management consultants, have reviewed the submitted flood information and considers condition 9 can be discharged.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policy CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (GSHP), 6 (Mechanical ventilation), 7 (Construction and Demolition Waste), 8 (Thames Water infrastructure), 11 (Green walls), 12 (Basement Engineer), 14 (Tree Protection), 15 (Landscaping), 17 (Secured by Design), 18 (Privacy), 19 (Cycle Parking) of planning permission 2022/1863/P granted on 10/05/2023 are outstanding and require details to be submitted and approved.
- 3 You are advised that details have been submitted for condition 10 (Green roof) and these details are currently being assessed.

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