

Ms Katie Hale
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2016/1808/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

16 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
73 - 75 Avenue Road
London
NW8 6JD

Proposal:

Demolition of existing building and pool house to provide two new detached single-family dwelling houses with subterranean basement storeys, formation of new access and hard and soft landscaping (Class use C3)

Drawing Nos: [Prefix 196/] (As existing:) 001/P1, 010/P1, 011/P1, 012/P1, 020/P1, 021/P1, 022/P1, (As proposed:) 025/P1, 030/P2, 031/P2, 032/P2, 033/P2, 034/P2, 035/P2, 036/P2, 040/P2, 041/P2, 042/P2, 043/P2, 044/P1, 045/P2, 046/P1, 047/P2, 048/P2.

Background information & Supporting documents:

Floorareas schedule ref. 196/500/B, 030A/P2, 031A/P2, Design & Access Statement dated April 2016, Acoustic Report by ION Acoustics ref A820/R01a dated 23.3.16, Basement Impact Assessment by Heyne Tillett Steel ref 1247 Rev D dated 24.3.2016, Daylight and Sunlight Assessment by Right of Light consulting dated 8.3.2016, Arboricultural Report by Landmark Trees ref BWR/75AVR/AIA/01b dated 22.3.2016, Construction Management Plan Pro-forma v2.1, Structural Method Statement ref 1247 B by Heyne Tillett Steel dated 24.3.2016, Flood Risk Assessment ref 1247 Rev B by Heyne Tillett Steel dated 24.3.16 & Surface Water Drainage Pro-forma & 8 Appendices, Viability Assessment by Savills dated



28.4.2016, Sustainability and Energy Statement by Ridge Rev 4.0 dated March 2016, Email by Savills dated 2.8.16 re responses re BIA, Independent Basement Impact Assessment by Campbell Reith ref 12336-65 Rev F1 dated October 2016, Independent Viability Assessment by BPS dated 4.7.16, Surface water management strategy ref. 1247/SK01/P2, SK02/P2.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: [Prefix 196/] (As existing:) 001/P1, 010/P1, 011/P1, 012/P1, 020/P1, 021/P1, 022/P1, (As proposed:) 025/P1, 030/P2, 031/P2, 032/P2, 033/P2, 034/P2, 035/P2, 036/P2, 040/P2, 041/P2, 042/P2, 043/P2, 044/P1, 045/P2, 046/P1, 047/P2, 048/P2.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 The substructure of the development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of the substructure of the development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The relevant part of the development shall not take place until full details of hard and soft landscaping, new planting scheme to adequately mitigate the removal of tree (T2) and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to the commencement of any works on site, measures of tree protection during construction work shall be implemented in accordance with the hereby approved Arboricultural Report by Landmark Trees ref BWR/75AVR/AIA/01b dated 22.3.2016.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 Noise levels, from all plant and machinery associated with this application, including sub-station, at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The area indicated as cycle storage on the hereby approved drawing ref. 196/031/P2 shall provide for a minimum of 4 cycles per dwelling. This approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 10 No dwelling hereby approved shall be occupied until a lifetime maintenance plan demonstrating how the sustainable drainage system as approved (Flood Risk Assessment, Heyne Tillet Steel ref. 1247/B dated 24.3.2016 and Surface Water Management Strategy Layout) will be maintained is submitted to and approved in writing by the local planning authority.

The sustainable drainage system as approved (as detailed above) shall be installed as part of the development to include all proposed flood risk reduction measures and to achieve a minimum 50% reduction in run off rate for all flood events up to and including the 1 in 100 yr 6 hour event with an allowance for climate change.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Prior to occupation of the development, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 13 The 2 new dwelling houses hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to

Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

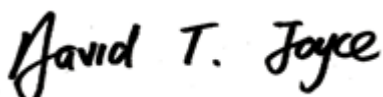
- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £150,000 and £1,500,000 (3,000sqm x £500) for Camden's CIL (Zone B Residential). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances.
- 4 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

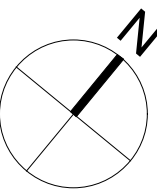
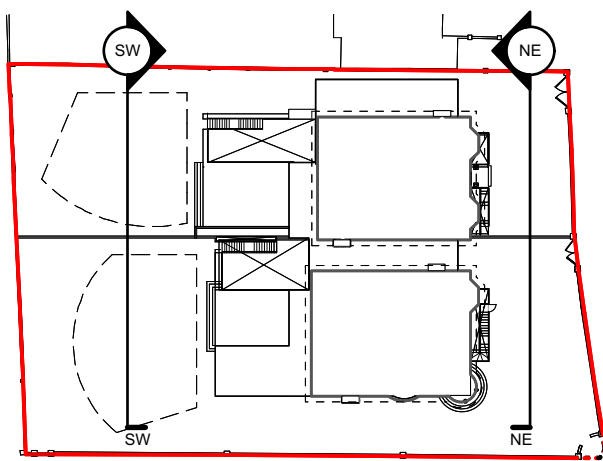
Yours faithfully



David Joyce
Director of Regeneration and Planning



3 KEY PLAN



NOTE:
To be read in conjunction with the following drawings:
196/001 - Location Plan
196/010 - Existing Site Plan
196/011 - 012 Existing Plans
196/020 - 022 Existing Elevations & Sections
196/025 - Proposed Demolition Plan & Elevation
196/030 - Proposed Site Plan
196/031 - 038 Proposed Plans
196/040 - 048 Proposed Elevations & Sections.

Refer to Design & Access Statement also for further information in relation to the planning application.

1 PROPOSED NORTH EAST ELEVATION
1:100 @ A1



1 PROPOSED SOUTH WEST ELEVATION
1:100 @ A1

P1 24.03.16 Issued for comment
rev date note
do not scale drawing copyright tff architects ltd

PLANNING



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project
73 & 75 AVENUE ROAD
LONDON
NW8 6JD

drawing
Proposed Northeast &
Southwest Elevations

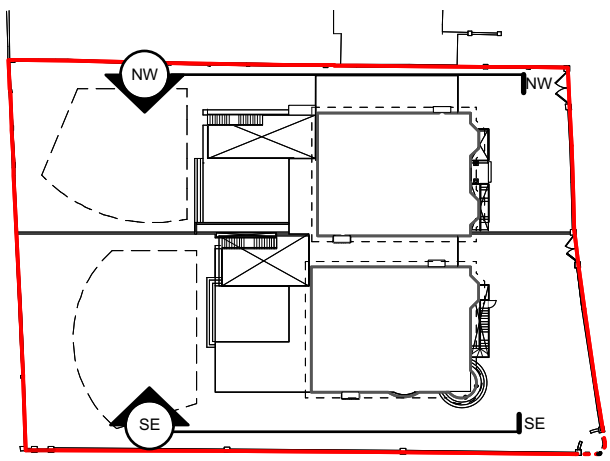
date 17.03.16 clg no 196/042
scale 1:100 @ A1 rev P1



1 PROPOSED SOUTH EAST ELEVATION
1:100 @ A1



2 PROPOSED NORTH WEST ELEVATION
1:100 @ A1



NOTE:
To be read in conjunction with the following drawings:
196/001 - Location Plan
196/010 - Existing Site Plan
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196/040 - 048 Proposed Elevations & Sections.
Refer to Design & Access Statement also for further information in relation to the planning application.

P1 24.03.16 Issued for Comment
rev date note
do not scale drawing copyright tff architects ltd

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project
**73 & 75 AVENUE ROAD
LONDON
NW8 6JD**
drawing
**Proposed Southeast
& Northwest Elevations**

date 17.03.16 clg no 196/043
scale 1:100 @ A1 rev P1



NOTE:
To be read in conjunction with the following drawings:
196/001 - Location Plan
196/010 - Existing Site Plan
196/011 - 012 Existing Plans
196/020 - 022 Existing Elevations & Sections
196/025 - Proposed Demolition Plan & Elevation
196/030 - Proposed Site Plan
196/031 - 036 Proposed Plans,
196/040 - 048 Sections & Elevations.
Refer to Design & Access Statement also for further information in relation to the planning application.

1
PROPOSED STREET ELEVATION - AVENUE ROAD
1:100 @ A1



2
PROPOSED STREET ELEVATION - QUEEN'S GROVE
1:100 @ A1

P1 01.04.16 Issued for Planning.
rev date note
do not scale drawing copyright tff architects ltd

PLANNING

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project
73 & 75 AVENUE ROAD
LONDON
NW8 6JD

drawing
Proposed Street Elevations
(Avenue Road &
Queen's Grove)

date	17.03.16	dwg no	196/048
scale	1:100 @ A1	rev	P1