

Virginia Newman (AVN/B/PL/03)
Koski Solomon Ruthven Architects
14 Greenland Street
LONDON
NW1 0ND

Application Ref: **2007/5687/P**
Please ask for: **Cassie Plumridge**
Telephone: 020 7974 **5821**

11 January 2008

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

38-40 Avenue Road

London

NW8 6HS

Proposal:

Revisions to extend proposed basement areas as a variation to planning permission dated 12th March 2007 (ref. 2006/4510/P) (for the erection of 2 x 3-storey detached single dwelling houses with basement accommodation and associated landscaping, following the demolition of the existing dwellinghouse (site incorporates 38 Avenue Road)).

Drawing Nos: Site Location Plan AVN-010-P; AVN-020-P; AVN-100-P; 080-P; 090-P; 201-P; 202-P; 203-P; 204-P; 301-P; 302-P; Arboricultural Constraints Report, prepared by Landmark Trees, dated 02/10/2007, ref NRP/AVR/AIA/01; Geo-Environmental Site Investigation Report, prepared by Manshire Associates, dated January 2007; Technical Reports Ref AVN-BPL-X-02-B.

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



Condition(s) and Reason(s):

- 1 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 No development of the building should take place until a method statement for the excavation below the Root Protection Area of the Lime tree to provide underground parking, including details of the supervision of an Arboriculturist, has been submitted to, and approved in writing by, the local planning authority. Excavation shall be carried out in accordance with the approved details.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1, S2, SD1, SD6, N8-C, B1, B3 and B7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 You are reminded that that all conditions and informatives attached to the substantive scheme still apply and require compliance (Ref. 2006/4510/P, granted 12th March 2007).
- 3 The internal layout of the basement car park, as shown on drawing AVN_080_P, may need to be revised to provide for better manoeuvrability of vehicles and access to the car lift. Please note that planning permission would not be required to revise the internal layout of the basement car park on the provision that the internal changes do not result in any external change or increase in the volume dwellings.

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