

Mr. Ben Lowry
Gavin Jones Ltd.
The Plantation
Woburn Hill
Addlestone
Surrey
KT15 2QG

Application Ref: **2015/1524/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

22 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 - 33 Avenue Close
Avenue Road
London
NW8 6BX

Proposal:

Extension of tarmac car park area, alteration to surrounding soft landscaping including turfing and planting and erection of iron railings to the front access entrance with property signage.

Drawing Nos: Site location plan, Design & Access Statement, S2714_101, S2714_101F01, S2714_101F03, S2714_101H, Arboricultural Impact Assessment Method Statement and TPP by Gavin Jones dated 11th March 2015, Tree Report by Gavin Jones dated 16th February 2015.

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 extension of the car park and resurfacing of any existing areas of the car park shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing car park unless otherwise specified in the approved application.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, Design & Access Statement, S2714_101, S2714_101F01, S2714_101F03, S2714_101H, Arboricultural Impact Assessment Method Statement and TPP by Gavin Jones dated 11th March 2015, Tree Report by Gavin Jones dated 16th February 2015.

Reason:

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

- 4 No development shall take place until full details of hard and soft landscaping 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.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details as required by condition 4, 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.

- 6 Before the development hereby permitted commences protective fencing and precautionary working methods around existing trees shall be erected and undertaken in accordance with the submitted Arboricultural Impact Assessment Method Statement and Tree Protection Plan dated 16th February 2015. The fencing shall remain in place until the development is complete.

Reason: To ensure the preservation of the amenity value and health of the trees

Informative(s):

- 1 Reasons for granting planning permission.

The proposed extension to the car park, access alterations with associated changes to the soft landscaping and the erection of front boundary railings are considered appropriate in terms of size, design, location and material used, providing an improved access to property and not causing obstruction to highway users.

The extended parking area would not create any additional spaces but would improve the access and manoeuvring arrangements within the car park. Furthermore the proposals would give rise to the potential to accommodate electric car charging points which is welcomed by Camden in the interests of sustainable transport.

Avenue Close falls within a conservation area and some of the trees on site are protected by TPO these includes; T1, T2, T4 and T9 which are considered to contribute to a positive visual amenity. The works are outside of the Root Protection Areas (RPA) of TPO'd trees, and the no dig cellular confinement system within the RPA of other retained trees is acceptable.

It is proposed that tree protection fencing must be erected before any plant/machinery entering the site, this is to ensure that the trees to be retained do not sustain any damage, and a condition would be added to secure this.

The re-landscaping to the front area is considered improvement to the public realm and it is not proposed for the removal of any trees that are considered of high value nor worthy of preservation this would also be secured by condition.

The proposed front boundary railings would be approximately 1 metre high with discrete signage indicating the property address. The railings would be sited around the access and adjoin the existing clipped hedge along the street frontage. Given their limited height and extent the railings are considered to be in keeping with the prevailing character and appearance of the street scene and general

locality. There would be no impacts on the visual or residential amenities of existing or adjoining occupiers.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation and site notice.

As such, the proposed development is in general accordance with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP18, DP19, DP24, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.5 of the London Plan March 2015 consolidated with alterations since 2011; and paragraphs 14, 17 and 56 -68 of the National Planning Policy Framework.

- 2 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).
- 3 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.

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



Ed Watson
Director of Culture & Environment

