

Mr. Edward Law
DP9
100 Pall Mall
London
SW1Y 5NQ

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2015/7037/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

5 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
87 Avenue Road
London
NW8 6JD

Proposal: Reconciliation of Gross Internal Area to account for discrepancies with approved Gross Internal Area granted under reference 2012/4594/p dated 25/2/13 for erection of two storey building plus roof level, basement and sub-basement for use as a single-family dwellinghouse (following demolition of existing two storey dwelling house) (Class C3).

Drawing Nos: (Prefix 5625) 101,102, 103, 104, 105

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2012/4594/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- Drawing Nos: (Prefix 5625) 01[Site location plan],



101,102, 103, 104, 105, 10, 11, 12, 13, 14, 15, 21, 30, 31, 32, 33, 34, 40, 41, 42, 43, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60; Design and Access Statement by ADAM Architecture dated August 2012; Daylight and Sunlight Report by CHP Surveyors Ltd dated 17 August 2012; Noise Impact Assessment Report Revision A by KP acoustics dated 7 August 2012; Basement Impact Assessment - Issue 2 by ARUP dated 8 August 2012; Basement Flood Risk Assessment ref: Rep/223986/C001 by ARUP dated 8 August 2012; Planning Stage Structural Engineer Design Report ref: REP-S-001 by ARUP dated 10 August 2012; Geotechnical Interpretative Report ref: GEO/GIR/001 by ARUP dated 8 August 2012; Arboricultural Impact Assessment Report by Landmark Trees dated 20 August 2012; Construction Management Plan by RPS dated 07 August 2012; Code for Sustainable Homes Pre-Assessment Report by Twenty16 Design Issue 2 dated 02 August 12; Planning Statement by DP9 dated August 2012 as amended by covering letter from DP9 dated 14 December 2015; Photomontages and CGIs by Adam Architecture ref NA/5625 dated August 2012.

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

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reasons for granting amendment.

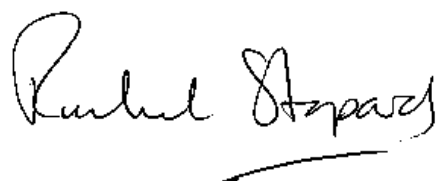
The proposed amendment, namely the reconciliation of the total gross internal area of the development, which was reported incorrectly in the Planning Statement, is considered to have no material impact on the planning considerations for the determination of the application. There would be no physical change to the development as approved. The change in GIA will only affect CIL liability for the proposed development.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 25/2/13 reference 2012/4594/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 25/02/13 under reference number 2012/4594/P and is bound by all the conditions and obligations if necessary attached to that permission

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.

Yours faithfully

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.