

Mr. Chris Deeks  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2015/3328/P**  
Please ask for: **Zenab Haji-Ismail**  
Telephone: 020 7974 **3270**

4 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**36 Avenue Road**  
**London**  
**NW8 6HS**

Proposal:

Demolition of the existing single family dwelling house and replacement with a three storey detached house with two storey basement with associated hard and soft landscaping.

Drawing Nos: AVA-P-000, AVA-P-001, AVA-P-002, AVA-P-003, AVA-P-EX090, AVA-P-EX100, AVA-P-EX110, AVA-P-EX120, AVA-P-EX200, AVA-P-EX210, AVA-P-EX300, AVA-P-EX310, AVA-P-EX320, AVA-P-EX330, AVA-P-080, AVA-P-090, AVA-P-100, AVA-P-110, AVA-P-120, AVA-P-130, AVA-P-200 Rev\_A, AVA-P-210, AVA-P-300\_Rev A, AVA-P-310 Rev\_A, AVA-P-320 Rev\_A and AVA-P-330 Rev\_A.

KSR Architects Design and access statement (dated June 2015), Draft Construction Management Plan (dated May 2015), Points Surveyors Daylight, Sunlight and Overshadowing Report (dated May 2015), DP9 Planning Statement (dated June 2015), Water Environment Flood Risk Assessment (dated March 2015), Landmark Trees Arboricultural Report (dated February 2015), Scotch Partners Energy Statement (dated May 2015), Site Analytics (dated April 2015) Scotch Partners Mechanical, electrical and Public Health Design Report (dated May 2015), Elliot Wood Structural Engineering Report and Subterranean CMS (dated March 2015) and Scotch Partners Sustainability Statement (dated May 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, 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 and DP25 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 AVA-P-000, AVA-P-001, AVA-P-002, AVA-P-003, AVA-P-EX090, AVA-P-EX100, AVA-P-EX110, AVA-P-EX120, AVA-P-EX200, AVA-P-EX210, AVA-P-EX300, AVA-P-EX310, AVA-P-EX320, AVA-P-EX330, AVA-P-080, AVA-P-090, AVA-P-100, AVA-P-110, AVA-P-120, AVA-P-130, AVA-P-200, AVA-P-210, AVA-P-300\_Rev A, AVA-P-310 Rev\_A, AVA-P-320 Rev\_A and AVA-P-330 Rev\_A.

KSR Architects Design and access statement (dated June 2015), Draft Construction Management Plan (dated May 2015), Points Surveyors Daylight, Sunlight and Overshadowing Report (dated May 2015), DP9 Planning Statement (dated June 2015), Water Environment Flood Risk Assessment (dated March 2015), Landmark Trees Arboricultural Report (dated February 2015), Scotch Partners Energy Statement (dated May 2015), Site Analytics (dated April 2015) Scotch Partners Mechanical, electrical and Public Health Design Report (dated May 2015), Elliot Wood Structural Engineering Report and Subterranean CMS (dated March 2015) and Scotch Partners Sustainability Statement (dated May 2015).

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 in accordance with the approved protection details.

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.

- 5 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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 policies CS14, CS15 [if trees and/or in CA] of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [if landscape details] of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

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.

- 7 Within 48 months of the date of this permission, replacement trees shall be planted . The ground should be prepared to the standards set out in BS5837:2012. The tree should be suitably staked and tied.

Reason: In order to comply with the provisions of Section 206 of the Town and Country Planning Act 1990 (as amended).

- 8 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 [if landscape details], [CS15 if trees only

and/or in CA] of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [if landscape details] of the London Borough of Camden Local Development Framework Development Policies.

- 9 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2).

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.

- 10 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

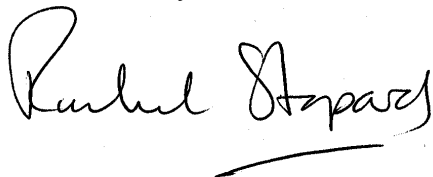
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities