

Mr Matt Bailey
Planning Sense Ltd
61 Cavendish Road
St Albans
Hertfordshire
AL1 5EF

Application Ref: **2015/4821/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

26 November 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
48 Avenue Road
London
NW8 6HS

Proposal:

Details of sustainable urban drainage strategy, hard and soft landscaping, confirmation of suitably qualified chartered engineer, and retention and protection of trees required by conditions 4, 5, 8, and 10 of planning permission 2012/3861/P dated 18 September 2013 for the excavation of basement beneath front garden and double-basement beneath rear garden, erection of 2-storey side extension at lower ground and ground floor level and rear extension at ground floor level all in connection with existing dwellinghouse (Class C3).

Drawing Nos: PRI20029 11B, Arboriculture Method Statement Prepared by ACD Arboriculture, Suds Pre-Commencement Planning Condition dated 27 July 2015, Letter of appointment of Structural Engineer and Soft Landscape Specification prepared by ACD Landscape Architects.

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

Condition(s) and Reason(s):



Informatives:

- 1 Details of sustainable urban drainage strategy - Condition 4
A Sustainable Drainage Strategy and Drainage Calculations details have been submitted and reviewed by the council's sustainability section and are considered sufficient to discharge the requirements of Condition 4.

Details of hard and soft landscaping - Condition 5

The landscaping proposes a variety of paved and planted areas and boundary treatments, including permeable paving, lawns, hedges and shrubs. The details will enhance the visual appearance of the house and streetscene, enhance biodiversity of the site and will prevent surface water flooding. As such they are considered sufficient to discharge the requirements of Condition 5.

Details of suitably qualified chartered engineer, Condition 8

The submitted information confirms that chartered structural engineers have been appointed to oversee the basement construction works. The engineers have the relevant CEng and CGeol qualifications which comply with the requirements set out in Camden Planning Guidance 4 (CPG4 - Basement and lightwells). The details submitted are therefore sufficient to discharge condition 8.

Details of retention and protection of trees - Condition 10

The tree protection plan submitted is considered to be sufficient to demonstrate that the trees to be retained will be adequately protected during construction work and are sufficient to discharge condition 10.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with policy CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24, DP25 and DP27 of the London Borough of Camden Local Development Framework. The proposal also accords with policies 7.4, 7.8 and 7.21 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 56-68 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission consent 2012/3861/P dated 18 September 2013 which need details to be submitted, have been approved

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment