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Date 21 September 2016
Our ref 14701/IR/DCa/12157853v1
Your ref

Dear Sir/Madam

London Borough of Camden - Proposed Demolition and Redevelopment at No. 81 Avenue Road, Camden, London, NW8 6JD

On behalf of our client, Mr B K Mirchandani, we write to submit via the Planning Portal (Ref. PP-05452378) an application for planning permission in relation to the proposed demolition and redevelopment at No. 81 Avenue Road, Camden, London.

The description of development as stated on the accompanying form is:

"Demolition of the existing detached house and ancillary garage and its replacement with a new three storey single family dwelling, including new basement level beneath the house and part of the garden."

The existing building at No. 81 Avenue Road is an unlisted building set on the south-west side of Avenue Road (B525), north-west of the junction of Queen's Grove and Elsworthy Road. It is located outside of any adopted conservation area, although the boundary to the Elsworthy Conservation Area is located behind the rear gardens to properties opposite on the north-east side of Avenue Road and further along Avenue Road to the south-east (see boundary map at Appendix 1).

Application Submission

- 1 Design and Access Statement Planning Submission Document prepared by Wolff Architects
- 2 Existing and Proposed Drawings (including drawing issue sheet) prepared by Wolff Architects
- 3 Site Location Plan
- 4 Proposed External Visualisations prepared by Square Edge



- 5 Planning and Heritage Impact Assessment (dated 01 September 2016) prepared by Nathaniel Lichfield & Partners
- 6 Daylight and Sunlight Assessment (dated 05 September 2016) prepared by Nathaniel Lichfield & Partners
- 7 Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan (dated 30 September 2015) prepared by Martin Dobson Associates
- 8 Landscaping Proposal (dated 20 September 2016) and Drawings prepared by Green Square Design
- 9 Construction Management Plan (including Pro Forma) prepared by Motion
- 10 Structural Engineering Report and Subterranean Construction Method Statement and structural drawings (dated September 2016) prepared by Elliott Wood Partnership
- 11 Basement Impact Assessment (dated September 2016) prepared by Site Analytical Services
- 12 Drainage Strategy and SuDS Statement (dated September 2016) prepared by Elliott Wood Partnership
- 13 Preliminary Ecological Appraisal dated September 2016) prepared by Greengage
- 14 Bat Emergence Survey (dated September 2016) prepared by Greengage
- 15 Mechanical, Electrical and Renewables Statement (dated 20 September 2016) and Services Plans prepared by Carnell Warren
- 16 Environmental Noise Survey and Noise Impact Assessment Report (Ref. 22491/NIA1, dated 16 August 2016) prepared by Hann Tucker Associates
- 17 Energy Report (dated 20 September 2016) prepared by ABBA Energy
- 18 Waste Report (dated 20 September 2016) prepared by ABBA Energy
- 19 Water Efficiency Calculations (dated 20 September 2016) prepared by BRE Global
- 20 Flood Risk Assessment (dated September 2016) prepared by Elliott Wood Partnership

Application Fee

A cheque made payable to the '*London Borough of Camden*' for the relevant application fee of £385 for the construction of one new dwelling accompanies the paper copy of this submission cover letter.

Background

No. 81 Avenue Road comprises a substantial detached villa of two principal storeys, plus attic level accommodation, with large front and rear gardens and set back from Avenue Road. It is currently in use as a single family dwelling. The house features a regular (and symmetrical) composition to the front façade, with a central stone portico and projecting canted bays flanking the portico above at first floor level. The building is constructed of brick, with timber-framed sash windows and a clay tiled roof.



The property has a single-storey side garage which extends to the side boundary wall. The side wall of the garage to the boundary with No. 83 Avenue Road is 1.5m in height. The remainder of the boundary fronting onto Avenue Road is made up of a low level brick wall with metal railings set above to an overall height of 1.5m. As indicated above, the existing building on the site is not statutorily or locally listed; is not located within any adopted conservation area boundary, and does not possess any specific architectural or historic merit.

It is understood from the available planning history that the existing building at No. 81 Avenue Road was constructed in 1954, replacing an earlier building on the site, when permission was granted for the erection of a detached 2-storey dwelling house and garage, which has been subsequently altered and extended through various later permissions (see planning history at Appendix 4).

The available planning history for Nos. 79 and 83 Avenue Road (also included at Appendix 4) indicates that applications were also submitted in the mid-1950s to redevelop those sites, in particular, the planning history for No. 83 indicates that the redevelopment was as a result of 'war damage' caused to the property.

Proposals

The proposed development includes the demolition of the existing detached house and ancillary garage and its replacement with a new three storey single family dwelling, including new basement level beneath the house and part of the garden, with three discretely located lightwells introduced at well positioned locations around the building to provide natural light to the new basement level.

The detailed design rationale for the replacement building is set out in the accompanying Design and Access Statement Planning Document prepared by Wolff Architects and in the accompanying drawings. A full Planning and Heritage Impact Assessment accompanies this submission, which assesses the relevant planning and heritage considerations of the proposals. In addition, various other technical consultants' reports are submitted (see list above), including a Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan Report. This concludes that the proposal does not require the removal of any trees and it poses no threat to trees to be retained, which will be protected during the course of development.

Please refer to these documents for a detailed understanding of the proposal and the professional assessments and conclusions drawn.

Pre-application advice

The Council's written pre-application advice (dated 10 November 2015) confirmed that the existing 1950s dwelling is not considered to be of any architectural merit and that there is no 'in-principle' objection to its demolition, which was considered to be acceptable in visual terms.

The Council acknowledged that Avenue Road is characterised by relatively large, detached dwellings (a number of which are replacement dwellings) and considered that the replacement dwelling would be in keeping with its surroundings. The siting, footprint, height and overall scale of the proposed replacement dwelling were considered acceptable.



The Council also established that, by virtue of its size, siting and design, the replacement dwelling would not cause harm to nearby and neighbouring residential properties in terms of visual privacy and overlooking; overshadowing and outlook; sunlight, daylight and artificial light.

Summary

Overall, the proposed development will deliver a well-designed and high quality bespoke family dwelling in a style and materials complementary to the immediate and wider area along Avenue Road. The new dwelling would replace an existing unlisted building constructed in the 1950s, which has been subject to later alterations and additions, and which is established as being of no architectural merit or interest.

The basement development proposed meets the criteria for acceptable basement development and there are no unacceptable effects arising in terms of arboriculture, structural stability or hydrology. In addition, the proposals relate appropriately to the surrounding area and as the supporting Daylight and Sunlight Assessment demonstrates, there are no unacceptable effects arising in terms of outlook and privacy and no issues in terms of daylight and sunlight.

We trust that you have sufficient information to enable you to validate, progress and determine the application and we look forward to confirmation of registration in due course. Should you have any questions or should you require any additional information during the determination period, please contact me or my colleague Grant Lock at this office.

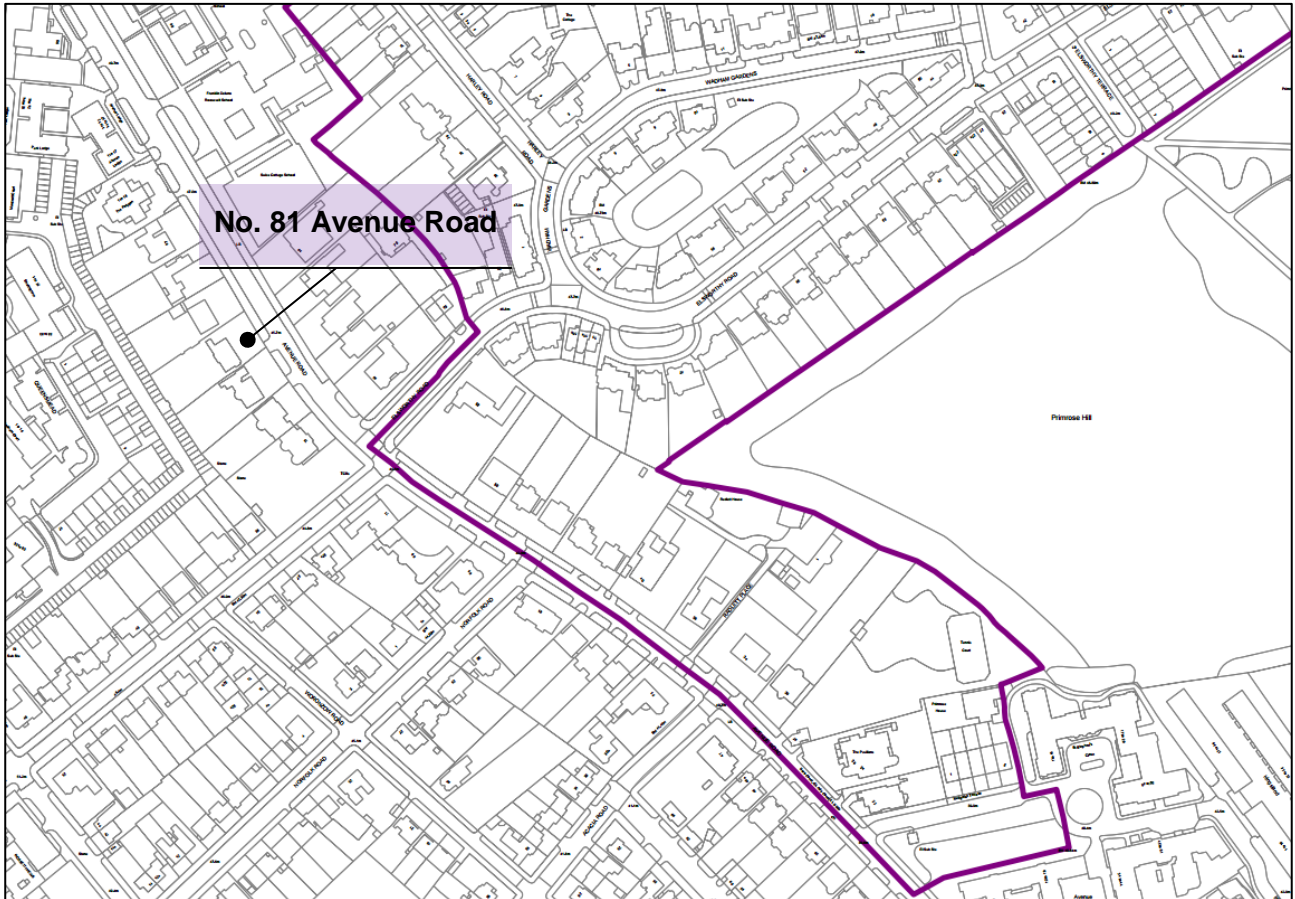
Yours sincerely

A handwritten signature in black ink, appearing to read 'Declan', with a stylized flourish at the end.

Declan Carroll
Heritage Consultant



Appendix 1: Elsworth Conservation Area Boundary Map



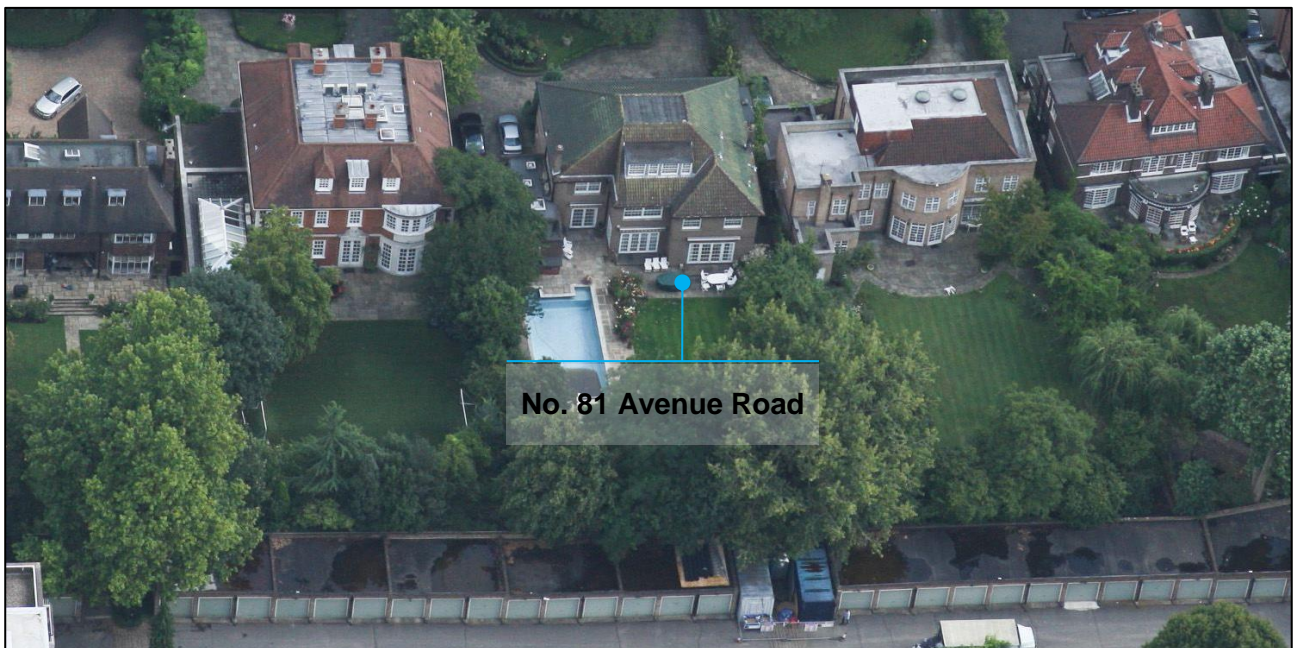


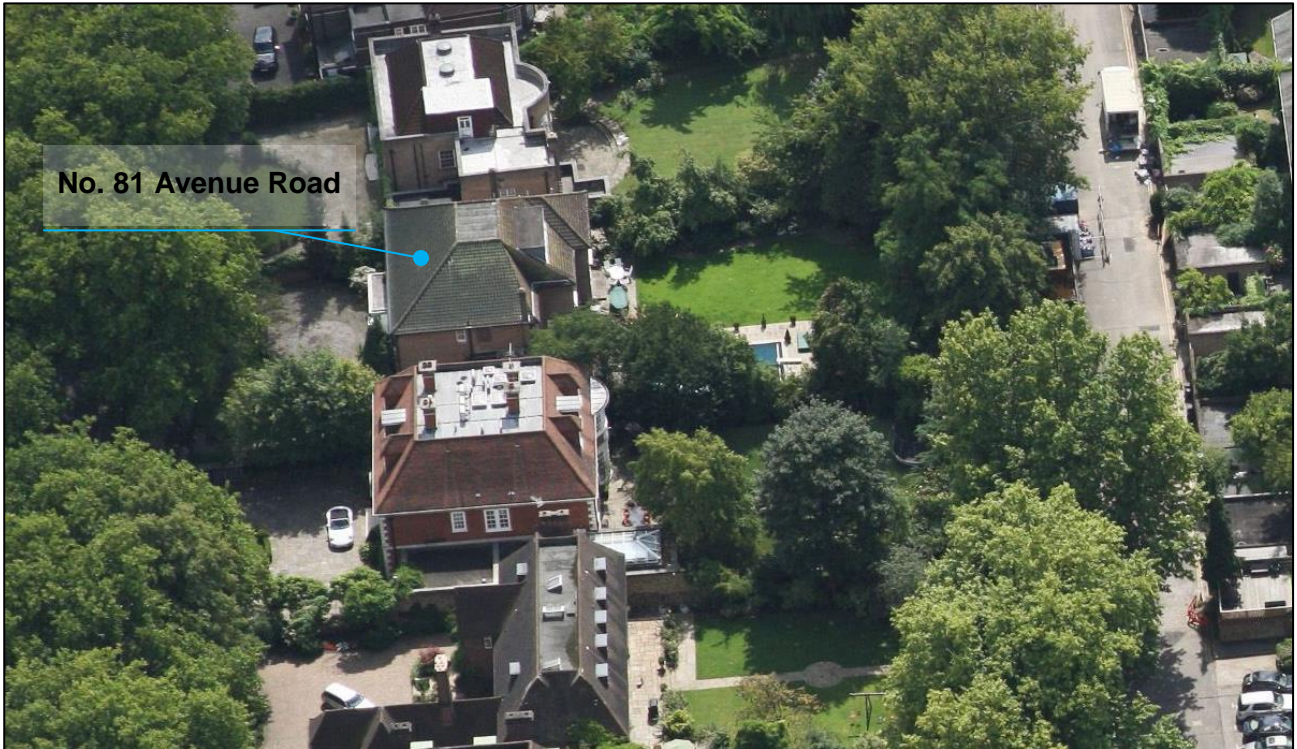
Appendix 2: Front Elevation of No. 81 Avenue Road





Appendix 3: Aerial Photographs





No. 81 Avenue Road



No. 81 Avenue Road



Appendix 4: Relevant Planning History

No. 81 Avenue Road

Application Number	Application Summary	Date	Decision
2008/1523/P	2 storey side extension	2008	Granted
PE9800247R2	New roof, conservatory to rear, single storey extension to the front, alterations of façade and fenestration, add metal fence to existing boundary wall	1999	Granted
PE9800247R1	Extension at the side and rear	1998	Withdrawn
PE9800247	Extension at the side and rear	1998	Withdrawn
9005259	Metal railings on top of front wall	1990	Granted
CTP/J7/3/B/36792	2 storey rear and side extension	1983	Conditional
CTP/J7/3/B/35489	2 storey rear extension	1982	Conditional
CTP/J7/3/B/35098	1 storey rear extension	1982	Conditional
TP/5972/C/22846	2 storey dwelling house with garage	1955	Conditional
TP/5972/C/1983	2 storey dwelling house with garage	1954	Conditional
TP/5972/128596/8866	Garden room extension	1935	None

No. 83 Avenue Road

- Ref. P9600168 - Redevelopment of the site to provide a three storey and basement single family house, with single storey garage and conservatory side extension as an amendment to the scheme which received planning permission on 24th March 1995.
Granted (conditional) - 17-05-1996
- Ref. 9401922 - Redevelopment to provide a detached 3-storey and basement single family dwelling house with a single storey garage and conservatory side extension as shown on drawing nos. 94106/201 202A 203A 102 9410/101 and site plan revised on 16.02.95
Granted (conditional) - 23-03-1995
- Ref. TP/5972/NW/17050 - The rebuilding after war damage of a two-storey detached house with a private garage at No. 83, Avenue Road, Hampstead.
Granted - 17-01-1958
- Ref. TP/5972/NW/15487 - The erection of a two-storey detached house with a Private double garage at No. 83, Avenue Road, Hampstead.
Granted (conditional) - 03-01-1956



No. 79 Avenue Road

- Ref. 600728 - Erection of a first floor extension above the existing garage as shown on drawing No.856/2.

Granted (conditional) - 06-08-1986

- Ref. TP/5972/C/6727/5878 - The erection of a detached two-storey dwelling house and garage at 79, Avenue Road, Hampstead.

Granted (conditional) - 09-08-1954