

Mr. Matthew Beaton
ADAM Architecture
Old Hyde House
75 Hyde Street
Winchester
Hants
SO23 7DW

Application Ref: **2016/3036/P**
Please ask for: **Jagdish Akhaja**
Telephone: 020 7974 **4899**

10 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
87 Avenue Road
London
NW8 6JD

Proposal:

Variation of condition 2 (approved plans) of planning permission ref: 2012/4594/P dated 25/02/2013 (for the erection of two storey building plus roof level, basement and sub-basement for use as a single-family dwellinghouse), namely to re-position plant enclosure, and removal of condition 12 (Plant enclosure details).

Drawing Nos:

Superseded plans: 5625/02; Arboricultural Impact Assessment Report by Landmark Trees dated 20 August 2012

Plans for approval: 5625/70C; 5625/71A; Revised Arboricultural Impact Assessment Report by Landmark Trees dated May 2016; Noise Assessment by Hoare LEA dated May 2016

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], 03, 05, 06, 07, 08, 09, 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; 70C; 71A; 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; Revised Arboricultural Impact Assessment Report by Landmark Trees dated May 2016; Noise Assessment by Hoare LEA dated May 2016; 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; Photomontages and CGIs by Adam Architecture ref NA/5625 dated August 2012

Informative(s):

- 1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 25/02/2013 under reference number 2012/4594/P and is bound by all the conditions attached to that permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 2 The proposed repositioning of the plant enclosure is considered to be acceptable in design and appearance and would not harm the appearance of the host building or streetscene.

The proposed amendment is considered to acceptable in terms of amenity. It would not result in any loss of light for the adjoining neighbours. Some noise may be generated from the plant area but given the proximity of the neighbouring residential, the impact would be negligible. The submitted tree details suggest that, the necessary measurements would be taken to mitigate the impact on the surrounding trees.

As full details of the enclosure have been submitted and assessed condition 12 can be removed.

No objections have been received prior to making this decision. The sites planning

history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

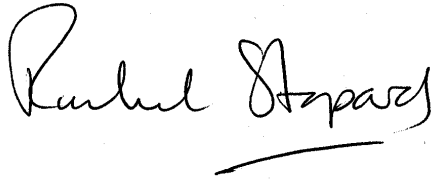
- 3 You are reminded that condition 4 (green roof) of planning permission granted on 25/02/2013 (reference: 2012/4594/P) is outstanding and require details to be submitted and approved.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities