

Katie Hale
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2015/1928/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

2 November 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:
73 - 75 Avenue Road
London
NW8 6JD

Proposal:

Demolition of existing building and pool house to provide two new detached single-family dwelling houses with 2x basement storeys, formation of new access and hard and soft landscaping.

Drawing Nos: Site location plan, 206 B, [Prefix 235897/] (As existing: 120, 102, 103, 104, 105, 106, 107, 108, 109, 111, (As proposed:) 200 D, 201 B, 202 C, 203 B, 204 B, 205 A, 210 D, 211 C, 212 C, 213 B, 214 B, 215 A, 216 B, 217 B, 218 A, 219, 230 C, 231 C, 232 C, 233, 234, 235 B, 236 B, 237 B, 238 A.

Background information & Supporting documents:

Planning Statement by Savills dated March 2015, Floorareas schedule, Design & Access Statement by Purcell dated March 2015, Sunlight Analysis: Impact on no. 77 dated Jan 2016 by Purcell, Acoustic Report by ION Acoustics ref A820/R01 dated 6.3.15, Basement Impact Assessment by Heyne Tillett Steel ref 1247 Rev C dated 28.9.2015, Daylight and Sunlight Assessment by Right of Light consulting dated 10.3.2015, Arboricultural Report by Landmark Trees ref BWR/75AVR/AIA/01a dated 17.3.2015, Construction Management Plan Pro-forma, Construction Management Plan ref KB/CMP/73-75/AV dated November 2014, Structural Method Statement ref 1247 by Heyne Tillett Steel, Flood Risk Assessment ref 1247 Rev A by Heyne Tillett Steel dated 18.2.15, & Surface Water Drainage Pro-forma



& 8 Appendices, Viability Assessment by Savills dated 5.3.15, Sustainability and Energy Statement by Ridge Rev 2.0 dated March 2014, Independent Basement Impact Assessment by Campbell Reith ref 12066-30 Rev F1 dated December 2015, Independent Viability Assessment by BPS dated 5.11.15.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 206 B, [Prefix 235897/] (As existing: 120, 102, 103, 104, 105, 106, 107, 108, 109, 111, (As proposed:) 200 D, 201 B, 202 C, 203 B, 204 B, 205 A, 210 D, 211 C, 212 C, 213 B, 214 B, 215 A, 216 B, 217 B, 218 A, 219, 230 C, 231 C, 232 C, 233, 234, 235 B, 236 B, 237 B, 238 A.

Reason:

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

- 3 The substructure of the development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill),

ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No relevant part of the development shall not take place until full details of hard and soft landscaping, replacement tree (T2) 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to the commencement of any works on site, measures of tree protection during construction work shall be implemented in accordance with the hereby approved Arboricultural Report by Landmark Trees ref BWR/75AVR/AIA/01a dated 17.3.2015.

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.

- 8 Noise levels from all plant and machinery associated with this application at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90) as assessed according to BS4142:2014, expressed in dB(A) when all plant/equipment (or any part of it) is in operation.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to the commencement of the substructure, details of the hereby approved secure and covered cycle storage area for 4 cycles per dwelling shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 10 No dwelling hereby approved shall be occupied until a lifetime maintenance plan demonstrating how the sustainable drainage system as approved (Flood Risk Assessment, Heyne Tillet Steel, 18/2/15 and Surface Water Management Strategy Layout) will be maintained is submitted to and approved in writing by the local planning authority.

The sustainable drainage system as approved (Flood Risk Assessment, Heyne Tillet Steel, 18/2/15 and Surface Water Management Strategy Layout) shall be installed as part of the development to include all proposed flood risk reduction measures and to achieve a minimum 50% reduction in run off rate for all flood events up to and including the 1 in 100 yr 6 hour event with an allowance for climate change. The system shall include permeable paving with 38m², as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

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.

- 11 Prior to occupation of the development, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

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 £500 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

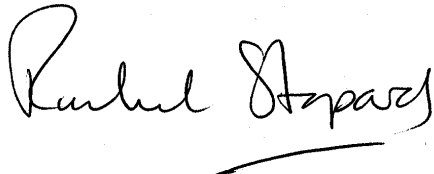
- 4 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, 5 Pancras Square
London N1C 4AG.
- 6 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £150,000 and £1,500,000 (3,000sqm x £500) for Camden's CIL (Zone B Residential). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances.

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



Rachel Stopard
Executive Director Supporting Communities