

Giles Lovegrove  
coupdeville  
Unit 1A Woodstock Studios  
36 Woodstock Grove  
London  
W12 8LE

Application Ref: **2016/3579/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

16 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**77 Avenue Road**  
**London**  
**NW8 6JD**

Proposal: Details of basement engineer, SuDS, tree protection and hard and soft landscaping required by conditions 3, 4, 7 and 9 of planning permission 2013/2043/P dated 30/05/2014 for the erection of a 3 storey dwellinghouse following the demolition of the existing dwellinghouse.

Drawing Nos: SK01 RevP1, 787-PL21 RevC, Barrell Plan 16377-BT1, Planting plans and schedule, sandstone and permeable paving details, Arboricultural Method statement dated 4 January 2017, SUDS report 64958R1\_Rev1, Curtins team qualifications, letter by Coupdeville architects dated 29th May 2016, Structural options report by QED.

The Council has considered your application and decided to grant approval of details.

Informatives:

- 1 Reason for granting.

The submitted revised details demonstrate that appropriately qualified engineers would be engaged to undertake the relevant responsibilities for the development.



The submitted details are consistent with the expectations of the approved scheme and are acceptable in all other respects in line with CPG 4 (Basements & Lightwells) and therefore meet condition 3.

Details of SuDS were submitted to demonstrate levels and rate of water run-off from and to the site as well as a number of SuDS measures and associated maintenance details. Further details including final plans, drainage networks, Microdrainage calculations showing that no flooding occurs in any storm event up to and including the 1/100 year +CC storm events, and exceedance flow paths have been provided by the applicant. Comments in support have been received from Thames Water. Overall the proposals are acceptable and condition 4 can be discharged.

The submitted tree protection schedule showing the trees and to the front and rear areas and revised landscaping details have been considered by the landscape and tree officers and are considered acceptable. The protections of the trees on site are considered acceptable and the associated proposed landscaping is considered to be of a high standard and to be sustainable. A wide variety of plant species and types have been proposed which are considered to enhance the biodiversity of the area and are suitable for the site. The details of the tree protection methodology are acceptable. Conditions 7 and 9 may be discharged.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

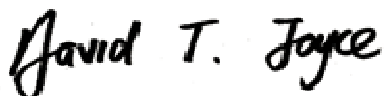
- 2 You are reminded that conditions; 5 (Cycle parking details prior to occupation), 8 (Sample of materials before the relevant parts of the works are commenced) and 11 (Details of green roof before the relevant part of the development commences) are still required to be discharged.

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



David Joyce  
Executive Director Supporting Communities