

Mr Emillos Tsavellas
Savills
Fourth Floor
33 Margaret Street
LONDON
W1G 0JD

Application Ref: **2017/3136/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

28 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
73 - 75 Avenue Road
LONDON
NW8 6JD

Proposal:
Details of conditions 3 (Structural engineer), 5 (Landscaping) and 11 (Waste) of planning permission ref 2016/1808/P dated 16/05/2017 for the demolition of the existing building and pool house to provide two new detached single-family dwelling houses with subterranean basement storeys, formation of new access and hard and soft landscaping.

Drawing Nos: Letter by Hyne, Tillett Steel ref. 1247-04 dated 17.2.2017, Planting plan 2037-16-01 Rev A, 2037-13-10 Rev A, Landscape masterplan 2037-P-01 Rev G, 2037_Front garden proposed hard landscape materials dated 17.10.16, 2037_Back garden, materials palette dated 24.10.16, 2037/RZ/06.04.16 Subsoil spec cover basement areas, 196/SK/408 and 409 dated 29.3.17.

The Council has considered your application and decided to grant permission.



Informative(s):

1 Reason for approving details:

Condition 3: (Structural Engineer)

The submitted letter by Hyne Tillett Steel provides the information required to include the overseeing structural engineers for this project with their qualifications specified. The submission is considered acceptable and can therefore be discharged.

Condition 5 (Landscaping)

The hard and soft landscaping is considered to be of high quality design and to be suitable for the site. The planting plan demonstrates that a broad range of plants and a net gain compared to pre-development will result in the an enhancement of the biodiversity on site. This submission is therefore acceptable and can be discharged.

Condition 11: (Waste)

The details include information about waste storage and collections method. This has been assessed by the Environmental Services Team and considered acceptable. It can therefore be discharged.

The full impact of the proposal has already been assessed.

No objections have been received and the site's planning history has been taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, A5, D1, T1 and CC5 of the London Borough of Camden Local Plan 2017.

2 You are reminded that conditions 4 (detailed drawings/ samples), 10 (Drainage), 12 (Green Roof) and 13 (part M4(2)) of planning permission ref. 2016/1808/P granted on 16th May 2017 are 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

David T. Joyce

David Joyce
Director of Regeneration and Planning