

Mr Richard Evans
WYG
9 Mansfield Street
London W1G 9NY

Application Ref: **2017/4196/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

30 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
100 Avenue Road
London
NW3 3HF

Proposal: Details of the levels at the interface of the development with the boundary of the property and the public highway to discharge condition 4 (boundary levels) of planning permission 2014/1617/P dated 18/02/2016 for Demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use(Class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.

Drawing Nos: (LL443-150-)0003; 0021; 0022; 0023; 0024; 0025; 0026; 0027; 0028; 0029 and 0030.

The Council has considered your application and decided to grant permission

Informative(s):



1 Reasons for approving the details.

Condition 27 requires details of the interface levels of the boundary with the public highway. The submitted details include an arrangement plan and sections showing the proposed ground levels within the development and how they correspond with the adopted footway. Details of the door threshold location was also requested and submitted.

The Council's Traffic Design Engineer has reviewed the submitted details, and confirms that the condition wording has been fully satisfied and that the condition can therefore be discharged.

No objections were received prior to making this decision. Transport for London (TfL) were formally consulted and confirmed that they are satisfied with the levels at the interface of the relevant phase of development with the TLRN. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The original permission was granted when the Local Development Framework was the relevant local policy document. Therefore, the details need to be assessed in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy. It is considered that the proposed details are in accordance with policy CS11. The Camden Local Plan was adopted on 03/07/2017 with policies T1 and T3 being the relevant policies under the new plan. The details also conform to these replacement policies. As such, the proposed details are in general accordance with the relevant policies and can be formally discharged.

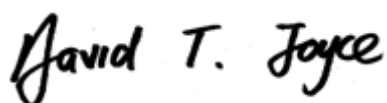
- 2 The applicant is advised that conditions 3, 5, 6, 9, 14, 15 (partial for eastern boundary mitigation only), 16, 17, 18, 19, 22, 23, 25, 26, 29, and 30 of planning permission 2014/1617/P dated 18/02/2016 remain outstanding and must be approved before the relevant stage of the development.

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
Director of Regeneration and Planning