

CONSULTATION SUMMARY

Case reference number(s)

2017/5859/P

Case Officer:

Jonathan McClue

Application Address:

100 Avenue Road

London

NW3 3HF

Proposal(s)

Details of a Geoenvironmental Interpretative Report and Laboratory results calculations to discharge condition 14 (1) (land contamination survey and lab results) 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 1,041 sqm 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 1,350 sqm 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.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of 13 Queensmead, NW8 6RE objected to the application on the following grounds:

'24stories is much too high & the area will be over developed. The green community space behind the plot will have much less sun. There is no mention of affordable housing. Massive disruption of traffic will be caused in addition to the other plans for redeveloping

Avenue road. It will not enhance the area, just cause ongoing congestion. Badly thought out!

Officer Response:

The objection received was made in relation to the merits of the original development, which is not being assessed as part of this Approval of Details application. The decision maker can only assess the details submitted in relation to the requirements of the planning condition. In this instance, no objections raised are relevant to the contamination details. Therefore, the objection has not been considered as part of the decision making process.

Recommendation: Grant Permission