

Application ref: 2018/1098/P
Contact: Jonathan McClue
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Date: 9 April 2018

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WYG
11th Floor
1 Angel Court
London
EC2R 7HJ

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 detailed design and construction method statements relative to the HS2 structures and tunnels pursuant to condition 17 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.

Drawing Nos:

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

Informative(s):

- 1 The applicant is advised that conditions 3 (Landscaping), 6 (Acoustic report), 9 (Ventilation systems), 14 (b) (Remediation scheme), 15 (Microclimate - partial for eastern boundary mitigation only), 18 (Facing materials), 19 (Shopfront details), 22 (External lighting), 23 (Cycle parking), 25 (CHP details), 26 (CHP mitigation), 29

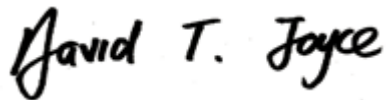
(Green/brown roofs), 30 (Mechanical ventilation) and 33 (Water usage) of planning permission 2014/1617/P dated 18/02/2016 remain outstanding and must be approved before the relevant stage of the development.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning