

Application ref: 2019/2275/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Date: 29 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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, proposed piling and construction method statements relative to the HS2 structures and tunnels to partially discharge condition 17 (revised piling details) 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: SC-RBP-00-00-DR-S-0101 Rev P01; SC-RBP-00-FD-DR-S-1002 Rev P01 and Foundation Design Note - Impact on HS2 Approval (Document No. 4045-DN-G-X-005) Issue 02 dated 25/04/2019.

The Council has considered your application and decided to approve details:

Informative(s):

- 1 Reasons for approving the details:

Condition 17 has been fully discharged under 2018/1098/P dated 09/04/2018. This application is to partially discharge condition 17 by providing details of the proposed piling that have been revised. These details are to supplement the previously approved details under 2018/1098/P dated 09/04/2018. The changes and details are outlined in the submitted documents as part of the application. .

The Safeguarding Planning Manager at HS2 was formally consulted as part of the application. A formal response was submitted confirming that the construction team colleagues at HS2 reviewed the revised information and confirm the details are acceptable from an HS2 delivery perspective. It was also confirmed that the applicant should also be made aware of the following:

- Current HS2 appointed contractor's (SCS JV) scheme design shows the tunnel crown at Downline chainage 3+600m at 0mOD, which is approximately 2m higher than that shown in the R.Bird calculations document (figure 4).
- This still seems to give a separation of about 10m between new pile toes and the HS2 Tunnel crown and accordingly complies with the HS2 safeguarding zones requirement.

No objections have been received prior to making this decision. 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 policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design); DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies. It is considered that the proposed details are in accordance with policies CS5 and DP26. The Camden Local Plan was adopted on 03/07/2017 with policies G1 (Delivery and location of growth); A1 (Managing the impact of development); D1 (Design) and A5 (Basements and Lightwells) being the relevant policies under the new plan. The details also conform to this replacement policy. 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 (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 paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer