

Application ref: 2019/1772/P
Contact: Jonathan McClue
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Date: 16 October 2019

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WYG
11th Floor
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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 landscaping to the eastern boundary of the site adjacent to Hampstead Theatre to partially discharge condition 15 (microclimate mitigation measures) 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-CAM-00-GF-DR-L-0252 Rev C; SC-CAM-00-GF-DR-L-0111 Rev B; SC-CAM-00-GF-DR-L-0271 Rev C; SC-CAM-00-GF-DR-L-0112 Rev C and Tech Note dated 21/08/2019.

Informative(s):

- 1 The applicant is advised that conditions 6 (Acoustic report), 9 (Ventilation systems), 14 (b) (Remediation scheme), 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