

Application ref: 2020/0343/P
Contact: Kate Henry
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Date: 20 March 2020

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Montagu Evans
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

81 Avenue Road
London
NW8 6JD

Proposal: Discharge of Condition 10 (Tree Protection Plan) of planning permission granted under reference 2016/5197/P dated 13/04/17 for erection of a 3 storey, single family dwelling house (Class C3) with accommodation in the roof space and a basement beneath house and part of rear garden, following the demolition of the existing dwelling house

Drawing Nos: Arboricultural Report in fulfilment of planning conditions (updated 12/03/2020); TPP - 81 The Avenue - Rev A; 2150623 - S.90 - P1; 2150623 - S.100 - P1; 2150623 - SKD/01 - P1; untitled plan to show drainage

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

Informative(s):

1 Reasons for granting

This applications seeks to discharge condition 10 (tree protection details) of planning permission 2016/5197/P, dated 13/04/2017. The condition requires details to be submitted to demonstrate how all trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected during construction work.

An Arboricultural Report and Tree Protection Plan have been provided, and subsequently updated in response to comments made by the Council's Tree Officer regarding tree T16A on the highway outside of the application site. Plans relating to the structural construction and drainage have also been provided.

The details are now considered to be acceptable to ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.

The proposed development is in general accordance with Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 You are reminded that conditions 6 (external noise levels), 7 (living roof details) and 14 (solar PV details) of planning permission 2016/5197/P, dated 13/04/2017 are outstanding and require details to be submitted and approved.

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 positioned above the typed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer