

Application ref: 2018/4239/P  
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Date: 4 August 2020

**Development Management**  
Regeneration and Planning  
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WYG  
9 Mansfield Street  
London  
W1G 9NY

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

**Grant of Non-Material Amendments to planning permission subject to Section 106  
Legal Agreement**

Address:  
**100 Avenue Road  
London  
NW3 3HF**

Proposal:

Alterations including the relocation of ground floor entrance openings (including affordable entrance); internal layout changes to floorplans; basement changes to footprint, levels and layout to car parking spaces, cycle parking and refuse; relocation of access doors to communal terrace; external ground level; relocation and amendment of rooftop plant, services and lift overrun including removal of building maintenance units; modular, louvre and soffit changes to elevation treatment; glazing detail changes including window openings, doors and mullions; amendments to glazed Juliet balconies, balcony dividers and handrails to planning permission granted under reference 2014/1617/P (allowed by appeal under APP/X5210/W/14/3001616 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 1,041sqm of flexible retail/financial or professional or afé/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 1,350sqm 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.

Superseded plans/documents:  
[insert Superseded plans/documents:]

Drawing Nos: SC\_GRID\_0\_A\_PL099 P5; SC\_GRID\_0\_A\_PL100 P5;

SC\_GRID\_0\_A\_PL101 P3; SC\_GRID\_0\_A\_PL102 P3; SC\_GRID\_0\_A\_PL105 P4;  
SC\_GRID\_0\_A\_PL106 P3; SC\_GRID\_0\_A\_PL107 P3; SC\_GRID\_0\_A\_PL108 P2;  
SC\_GRID\_0\_A\_PL113 P2; SC\_GRID\_0\_A\_PL119 P2; SC\_GRID\_0\_A\_PL121 P2;  
SC\_GRID\_0\_A\_PL123 P2; SC\_GRID\_0\_A\_PL124 P2; SC\_GRID\_0\_A\_PL200 P3;  
SC\_GRID\_0\_A\_PL201 P4; SC\_GRID\_0\_A\_PL202 P4; SC\_GRID\_0\_A\_PL203 P4;  
SC\_GRID\_0\_A\_PL204 P4; SC\_GRID\_0\_A\_PL205 P4; SC\_GRID\_0\_A\_PL206 P4;  
SC\_GRID\_0\_A\_PL207 P4; SC\_GRID\_0\_A\_PL210 P2; SC\_GRID\_0\_A\_PL211 P2;  
SC\_GRID\_0\_A\_PL213 P3; SC\_GRID\_0\_A\_PL214 P3; SC\_GRID\_0\_A\_PL401 P2;  
SC\_GRID\_0\_A\_PL402 P3; SC\_GRID\_0\_A\_PL403 P2; SC\_GRID\_0\_A\_PL404 P3;  
SC\_GRID\_0\_A\_PL405 P3; SC\_GRID\_0\_A\_PL406 P3.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above **subject to** the conclusion of a Section 106 Legal Agreement.

For the purposes of this decision, condition no. of planning permission 2014/1617/P (allowed by appeal under APP/X5210/W/14/3001616 dated 18/02/2016) shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the approved plans listed below.

SC\_GRID\_0\_A\_PL099 P5; SC\_GRID\_0\_A\_PL100 P5;  
SC\_GRID\_0\_A\_PL101 P3; SC\_GRID\_0\_A\_PL102 P3;  
SC\_GRID\_0\_A\_PL105 P4; SC\_GRID\_0\_A\_PL106 P3;  
SC\_GRID\_0\_A\_PL107 P3; SC\_GRID\_0\_A\_PL108 P2;  
SC\_GRID\_0\_A\_PL113 P2; SC\_GRID\_0\_A\_PL119 P2;  
SC\_GRID\_0\_A\_PL121 P2; SC\_GRID\_0\_A\_PL123 P2;  
SC\_GRID\_0\_A\_PL124 P2; SC\_GRID\_0\_A\_PL200 P3;  
SC\_GRID\_0\_A\_PL201 P4; SC\_GRID\_0\_A\_PL202 P4;  
SC\_GRID\_0\_A\_PL203 P4; SC\_GRID\_0\_A\_PL204 P4;  
SC\_GRID\_0\_A\_PL205 P4; SC\_GRID\_0\_A\_PL206 P4;  
SC\_GRID\_0\_A\_PL207 P4; SC\_GRID\_0\_A\_PL210 P2;  
SC\_GRID\_0\_A\_PL211 P2; SC\_GRID\_0\_A\_PL213 P3;  
SC\_GRID\_0\_A\_PL214 P3; SC\_GRID\_0\_A\_PL401 P2;  
SC\_GRID\_0\_A\_PL402 P3; SC\_GRID\_0\_A\_PL403 P2;  
SC\_GRID\_0\_A\_PL404 P3; SC\_GRID\_0\_A\_PL405 P3;  
SC\_GRID\_0\_A\_PL406 P3 and PL\_161 P1, PL\_162 P1, PL\_163 P1, PL\_164 P1, PL\_170 P1, PL\_171 P1, PL\_172 P1, PL\_173 P1, LL443-100-001 P1, LL443-100-002 P2, LL443-100-003 P1, LL443-100-001 P1, LL443-100-004 P1, LL443-100-005 P2, LL443-100006 P1, LL443-100-007 P1, LL443-100-100, LL443-200-101.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 You are advised that this decision relates to internal and external alterations as

specified in the approved drawings and shall only be read in the context of the substantive permission granted under 2014/1617/P (allowed by appeal under APP/X5210/W/14/3001616 dated 18/02/2016) and is bound by all the conditions and legal obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment