

## Chan, Mark

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**From:** Luk, Vivian  
**Sent:** 10 August 2020 16:45  
**To:** Chan, Mark  
**Cc:** Dewes, Tatai  
**Subject:** 2020/2330/P - 69 Avenue Road - basement excavation and extensions (C3)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mark,

I have reviewed the above application and wish to make some transport observations. The development description is as follows:

*Demolition of existing side extension and erection of a single storey side and rear extension; erection of a two storey rear extension with associated roof alterations; excavation of a basement; and associated works.*

The proposal would not create additional car parking spaces within the site boundary. It would therefore be acceptable from a transport point of view. Car-free and cycle facilities would not apply to this development.

Due to the amount of basement excavation and construction works, and that the site being directly adjacent to a cycle route and in a mainly residential area, a construction management plan (CMP) would need to be secured to minimize the impact on the highway infrastructure and neighbouring community. We would seek to secure a CMP implementation support contribution of £3,136 and a Construction Impact Bond of £7,500 as section 106 planning obligations in accordance with Policy A1, if a subsequent planning application were to be approved. The Council has a CMP pro-forma which must be used once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site. The CMP pro-forma is available on the Camden website: <https://www.camden.gov.uk/documents/20142/1269042/CMP+pro+forma+03-02-2020.docx>. Details on Construction Impact Bonds is available on the Camden website: <https://www.camden.gov.uk/documents/20142/1269042/Construction+Impact+Bonds+-+Guidance+-+05-02-2020.pdf/>.

The footway directly adjacent to the site is likely to sustain damage because of the basement excavation and construction works. A highways contribution would need to be secured as a section 106 planning obligation if planning permission is granted. This would allow the Council to repave the footway directly adjacent to the site and repair any other damage to the public highway in the general vicinity of the site. The highway works would be implemented by the Council's highways contractor on completion of the development. A cost estimate for the highway works has been requested from Council's Transport Design Team and will be forwarded once received.

An Approval in Principle (AIP) would not be necessary as the basement excavation is not close to the public highway.

### Summary of Section 106 Planning Obligations

The following section 106 planning obligations and conditions would be required if planning permission is granted:

- Construction Management Plan and associated Implementation Support Contribution of £3,136
- Construction Impact Bond of £7,500
- Highways contribution - to be determined

Kind Regards,

Vivian Luk  
Transport Planner  
Supporting Communities  
London Borough of Camden