

Application ref: 2020/0519/P  
Contact: Jennifer Walsh  
Tel: 020 7974 3500  
Email: [Jennifer.Walsh@camden.gov.uk](mailto:Jennifer.Walsh@camden.gov.uk)  
Date: 21 September 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

-  
Mrs Gupta  
c/o  
MIRA A Architecture & Engineering Ltd  
33 Cavendish Square  
London  
W1G 0PW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**79 Avenue Road**  
**London**  
**NW8 6JD**

#### **Proposal:**

Demolition of the existing residential dwelling and redevelopment for a new residential dwelling with basement (Class C3)  
Drawing Nos: Site Location Plan; X002 Rev A; X100 Rev A; X101 Rev A; X102 Rev A; X300 rev A; X301 Rev A; X302 Rev A; X303 Rev A; X200 Rev A; X201 Rev A; P090 rev I; P091 rev G; P100 Rev D; P101 Rev C; P102 Rev B; P103 Rev D; P300 Rev C; P301 Rev C; P302 Rev C; P303 Rev B; P304 Rev C; P200 Rev D; P201 Rev E; P202 Rev B; 581-INT-XX-GF-DR-MEP-6006 Rev 04; Amended Arboricultural Impact Assessment and Method Statement CAS/2019/246 dated May 2020; 1000 Rev P2; P304 Rev C; 581-INT-XX-RF-DR-MEP-6007 Rev P1; Plant Noise Assessment Rev 3 dated 27/01/2020; Energy and Sustainability Statement Revision 4 dated 27th January 2020; Flood Risk Assessment dated 14.10.2019; 581int200504sk01; Basement Impact Assessment Revision 1 dated April 2020; SK09 D4; SK 10 D3; SK 08 D1; Daylight and Sunlight Report L190351/JH/G8 dated December 2019; TM59 Overheating Analysis dated 05.05.2020; Drainage Design dated 22.04.2020; Design and Access Statement by KSR dated February 2020 rev A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Site Location Plan; X002 Rev A; X100 Rev A; X101 Rev A; X102 Rev A; X300 rev A; X301 Rev A; X302 Rev A; X303 Rev A; X200 Rev A; X201 Rev A; P090 rev I; P091 rev G; P100 Rev D; P101 Rev C; P102 Rev B; P103 Rev D; P300 Rev C; P301 Rev C; P302 Rev C; P303 Rev B; P304 Rev C; P200 Rev D; P201 Rev E; P202 Rev B; 581-INT-XX-GF-DR-MEP-6006 Rev 04; Amended Arboricultural Impact Assessment and Method Statement CAS/2019/246 dated May 2020; 1000 Rev P2; P304 Rev C; 581-INT-XX-RF-DR-MEP-6007 Rev P1; Plant Noise Assessment Rev 3 dated 27/01/2020; Energy and Sustainability Statement Revision 4 dated 27th January 2020; Flood Risk Assessment dated 14.10.2019; 581int200504sk01; Basement Impact Assessment Revision 1 dated April 2020; SK09 D4; SK 10 D3; SK 08 D1; Daylight and Sunlight Report L190351/JH/G8 dated December 2019; TM59 Overheating Analysis dated 05.05.2020; Drainage Design dated 22.04.2020; Design and Access Statement by KSR dated February 2020 rev A.

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials, including a sample panel of the brickwork (to be provided on site).

b) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grilles, external doors and gates;

c) Specification and details including sections at 1:10 of the front entrance wall, railings and gates;

d) Specification and details of the rainwater harvesting or greywater recycling proposals;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 The side-facing windows at first and second floor levels (other than those

windows which serve the staircase) shall be obscurely glazed and non-openable below a height of 1.7m. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies D1 and A1 of London Borough of Camden Local Plan 2017.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of the development (other than demolition and below ground excavation), details of the external roof plant with any required acoustic or visual screening and noise and vibration mitigation measures shall be submitted to and approved in writing by the Council. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the character of the area generally in accordance with the requirements of policies A1, A4 and D1 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement

of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 9 The works hereby approved shall be carried out in accordance with the methods outlined in the submitted Amended Arboricultural Impact Assessment and Method Statement CAS/2019/246 dated May 2020, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

- 10 No development (other than demolition and below ground excavation) shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5 and D1 of the London Borough of Camden Local Plan 2017.

- 11 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5 and D1 of the London Borough of Camden Local Plan 2017.

- 12 Prior to first occupation of the building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full

accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies D1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 13 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day. The dwelling shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 14 Prior to commencement of development (other than demolition and below ground excavation), details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 15 Prior to commencement of development (other than demolition and ground basement excavation) full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include-
- i. a detailed scheme of maintenance;
  - ii. sections at a scale of 1:20 with specification details demonstrating the construction and materials used;
  - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 16 The use of the roof as a terrace shall not commence until the privacy screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 17 The proposed staff accommodation shall remain ancillary to the use of the main property and shall not be used as an independent self-contained residential unit.

Reason: In order to ensure the accommodation is not used for unauthorised purposes as it is not suitable for use as an independent self-contained residential unit, in accordance with policies H6 and D1 of the Camden Local Plan 2017.

- 18 Before the development commences (other than demolition and below ground excavation), details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 19 The secure and covered cycle storage area for 2 cycles hereby approved shall be provided in its entirety prior to the first occupation of the new house, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 20 The development shall not be occupied until the whole of the car parking provision shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission-

Policy CC1 Climate change mitigation require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building. The construction process and new materials employed in developing buildings are major consumers of resources and can produce large quantities of waste and carbon emissions. The possibility of sensitively altering or retrofitting buildings should always be strongly considered before demolition is proposed. Whilst the retro fit was considered, the building was in a poor state of disrepair and due to the fact that the building is not in a conservation area and not listed as a heritage asset, the demolition

is acceptable in this instance.

Policy D1 seeks to secure high quality design in all development. The existing building is a flat fronted building with Georgian style windows. The proposed design of the replacement dwelling is considered to be in keeping with the character and appearance of the wider area. Avenue Road is characterised by large, detached neo-Classical and neo-Georgian dwellings, set within spacious plots.

The proposed building, whilst bigger than the existing, sits well within the plot. There is breathing space between the proposed building and the neighbours and the back garden is generous, allowing the greater depth to have little impact. The increased height is also acceptable within the context of the street, as surrounding houses tend to be higher than the existing building. It is noted that adjoining properties, notably no.77, have recently been granted permission to be enlarged so that the new proposal at no.79 would not look unduly bulky in footprint or height in this context.

The proposed building has a classical style, which has become the established character of Avenue Road. The revised design of the red brick and stucco reinforce this character as these are the predominant materials used on the street and in the neighbouring Elsworth Conservation Area. The 6/6 timber sliding sash windows are also typical of the surrounding vernacular. The composition of the building ensures a good solid to void ratio that adheres to the classical style. A new boundary wall and gates are proposed to the front elevation which are to match others in the wider streetscene. A condition is recommended to be added to secure the detailed design of the gates to ensure they are inkeeping with the wider area. A condition will remove the permitted development rights for the replacement dwelling as the Council wishes to retain control over future extensions to the property in the interest of design and neighbour amenity. A further condition will require details of the facing materials and windows to be agreed beforehand. Front lightwells are proposed to allow light into the basement accommodation. Due to the position of the building on the site and discreet nature of the lightwells, it is considered that these elements will not be visible as an incongruous addition to the streetscene and are acceptable.

The proposed replacement dwelling would provide a good standard of living for future occupiers in terms of size, layout, orientation, light and outlook, storage space etc. The staff accommodation is not suitable for use as an independent, self-contained unit, due to its size, layout and position at basement level. A suitable condition will ensure that the staff accommodation remains ancillary to the use of the main house.

It is considered that the proposed replacement dwelling would not have a harmful impact on the amenities of neighbouring properties in terms of loss of light, outlook, privacy or noise. The new dwelling would be closer to the side boundaries of the plot and it would be larger in terms of height and depth; however, the new dwelling has been designed to be in line with the previously approved footprints and heights of the two neighbouring dwellings (nos.77 and 81).

- 2 A condition will ensure that the side facing windows at first and second floor levels (other than those which serve the staircase) are fitted with obscure glazing and are non-opening below a height of 1.7 metres, in order to minimise the impact on neighbouring properties.

It is considered that the larger dwelling would not appear overbearing or lead to loss of outlook from the neighbouring properties as each of them sits within a spacious plot with generous gaps between them and as the new house has a similar rear building line to those of the recently permitted enlarged houses on either side. A Daylight, Sunlight and Overshadowing report has been provided which concludes that there will not be a significant impact on surrounding properties. A terrace is proposed at 1st floor level above the proposed garage. This is in the same location as the existing terrace and due to the proposed screening, it is not considered any additional overlooking would occur. An Environmental and Noise Impact Assessment has been provided and suitable planning conditions can ensure that noise levels remain within acceptable limits.

There will be PV panels and some plant on the roof. However, due to the pitch of the roof creating a parapet around them, they should not be visible from the public realm. Nevertheless as the plans are indicative only at this stage, more details would be required by condition to ensure that their size and height along with any required screening and mitigation measures is acceptable. The submitted noise report demonstrates that the plant would not adversely affect the amenities of the neighbouring properties and a condition is attached to ensure the roof plant meets Council standards on noise levels.

There is sufficient space for refuse storage on site but a condition is attached to require details of its location and secure its provision.

The proposals include a large basement under the whole house and part of rear garden and a sub-basement. The new basements will only be appropriate where they do not harm the stability of neighbouring properties or the ground and water conditions of the area. The Basement Impact Assessment (which was amended during the course of the application) has been independently audited by the Council engineering consultants and found to be acceptable, in accordance with the requirements of Policy A5. The basements would have no harmful impact on hydrology or slope stability and the damage to neighbours will be no greater than Category 1 (Very Slight). The basement complies with criteria g - m of policy A5 regarding its location, size, site coverage, setbacks from boundaries, and impact on trees and garden space. Whilst criteria f does not usually allow for basements with more than one storey, the proposed sub-basement is for the plant and not habitable accommodation, and is only for the depth of the basement swimming pool and associated plant. This is considered to be minimal and appropriate in the circumstances and such additional depth for pools is exceptionally allowed by policy A5.

The basement would have minimal impact on the host building and neighbouring properties. The principle of the basement is therefore considered acceptable. It is recommended that a Basement Construction Plan (BCP) is secured via S106 agreement to ensure a suitably robust monitoring strategy and mitigation scheme are adopted, in line with assumptions made in the



ground movement assessment.

- 3 An Arboricultural assessment and method statement has been provided with the application, which is considered to be acceptable to ensure tree protection. A suitable planning condition will ensure that the works are carried out in accordance with the statement.

Further conditions will require details of proposed landscaping to be provided and agreed by the Council prior to the commencement of development, and for the works to be completed in a timely manner.

Policy CC1 requires development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation; Policy CC2 requires development to be resilient to climate change. An Energy and Sustainability Statement has been provided with the application. The Energy Assessment refers to following the Passivhaus approach; however the data indicates that the Be Lean stage only just meets the Building Regulation requirements. The requirements for a minimum 35% reduction of carbon onsite and 20% reduction by onsite renewables are met through a 45.4% reduction at the Be Green Stage due to a ground source heat pump and solar PVs. The development has over 1000sqm floorspace and therefore should be zero carbon. This requirement has not been met and therefore an offset payment of £33,830 is required for 11.87 tonnes of carbon per annum for £95/t for 30 years. This will be secured via a section 106 legal agreement. The applicant has provided additional justification for the proposed comfort cooling. The Sustainability Plan and its recommendations will also be secured by the legal agreement. A green roof and PV panels are proposed which are welcome and conditions will require full details of the green roof and the proposed PVs.

Policy CC3 seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible. A flood risk assessment has been carried out and demonstrates that the proposed development is at a low risk of flooding. A Sustainable Urban Drainage system is proposed which is welcomed and a condition will require full details of this scheme to be provided prior to commencement of development. A further condition will require that the development achieves a maximum internal water use of 105 litres/person/day.

Policy T1 promotes sustainable transport by prioritising walking, cycling and public transport in the borough. The London Plan requires the provision of 2 cycle parking spaces for a single family dwelling. These are provided at the rear of the ground floor garage and it is considered there is adequate space on the site. A condition will require the permanent retention of such cycle spaces. Policy T2 seeks to limit the availability of car parking in the borough and requires all new development to be car-free. No amendments are proposed to the existing driveway arrangements. There are two entrances to the site and the amount of handstanding will not increase. The legal agreement will secure the new dwelling as car-capped (i.e. occupiers can park on site but are not able to apply for resident's parking permits).

The redevelopment would be likely to create significant disruption during the construction phase and therefore a Construction Management Plan will be

secured by the S106 legal agreement in accordance with Policies A1 and T4. The S106 will also require a financial contribution towards repairing damage caused to the highway as a result of construction, in line with Policy A1.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

- 4 As such, the proposed development is in general accordance with policies H6, H7, A1, A3, A4, A5, D1, CC1, CC2, CC3, CC5, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, the London Plan (Intend to publish) and the National Planning Policy Framework 2019.
- 5 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 6 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 8 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and

Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 9 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 10 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 11 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 12 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 13 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 14 You are advised that a Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. The developer is expected to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning

020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk).

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 printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment