

Application ref: 2020/3953/P
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Date: 29 September 2020

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

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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

CV - Additional environmental approval Granted

Address:
42 Avenue Road
London
NW8 6HS

Proposal:
Additional Environmental Approval to extend planning permission ref 2015/4414/P dated 31/03/2017 until 01/05/2021, under Section 93B of the TCPA 1990 (as amended by Section 17 of the Business and Planning Act 2020).
Drawing Nos: Cover letter 28/08/2020 and Decision Notice re: 2015/4414/P dated 31/03/2017.

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 1st May 2021.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended) and the requirements of Additional Environmental Approval in accordance with Section 93B of the Business and Planning Act 2020.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans, as per planning permission ref: 2015/4414/P dated

31/03/2017:

1920/P001, 1920 - P100, 1920 - P104, 1920 - P104-2, 1920-P105, 1920 - P205-2, VINCENT & RYMILL CONSULTING ENGINEERS Basement Impact Assessment, LandmarkTrees Arboricultural Report GWA/42AVR/AIA/Lttr/01, 1920 - P200-C, 1920 - P201-C and Park Lift mod. Giove 3 Drw.1.

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

- 3 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 policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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. Any trees or areas of planting 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work).

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 6 No development 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. 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 It is a requirement of Section 93B (2) of the Business and Planning Act 2020 that the development to which the permission relates must be begun not later than 1st May 2021.

- 2 Reasons for granting approval-

The planning permission ref: 2015/4414/P dated 31/03/2017 expired on 31 March 2020 which is within the relevant time period starting on 23 March 2020 and ending on 19 August 2020 (the date when the relevant parts of the Business and Planning Act 2020 took effect). Thus the permission can now be extended in accordance with these regulations.

The original application ref: 2015/4414/P did not include either an Environmental Impact Assessment (EIA) nor a Habitats Regulation Assessment (HRA) at the time of determination. Furthermore, were the application resubmitted now for determination, the Local Planning Authority would not require either an EIA nor a HRA for this type of development. Circumstances have not changed since the granting of this planning permission in 2017, therefore this application to extend implementation of permission ref 2015/4414/P until 01/05/2021, under Section 93B of the TCPA 1990 (as amended by Section 17 of the Business and Planning Act 2020), should be approved.

- 3 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).
- 4 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.

- 5 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.

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 of the signatory.

Daniel Pope
Director of Economy, Regeneration and Investment