

Application ref: 2021/3362/P
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Date: 2 September 2021

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RPS Group
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**79 Avenue Road
London
NW8 6JD**

Proposal: Details of conditions 8 (appointment of a Structural Engineer), Condition 7 (external roof details), Condition 10 (hard and soft landscaping), Condition 14 (Sustainable urban Drainage), Condition 15 (living roof details) and Condition 18 (Waste Storage and recycling) for 79 Avenue Road, pursuant to planning permission 2020/0519/P dated 21/09/2020 for; Demolition of the existing residential dwelling and redevelopment for a new residential dwelling with basement (Class C3)

Drawing Nos: Detailed Basement Construction Plan Dated July 19th 2021; P410; XF118 General Maintenance for Bauder Flora seed mixes and wildflower planted substrate-based systems; Bauder Product Data Sheet Revision 13/07/2018 - V1; 19004-SK-070; 1463 C-6000 P1; 1463 C-600 P1; 1463 C-6250 P1; 1463 C-6251 P1; 1463 C-6252 P1; 1463 C-6253 P1; 1463-HYDM-210709 P1 dated 09.07.2021; 19004 P011 Rev C; CAS/2021/169; 193219/4 Letter from Andy Ilsley of Form Structural Design Limited dated 8th March 2021; Report 222141.PCR.01 dated 25/06/2021; 581-INT-XX-RF-DR-MEP-6007 Rev P3;

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting -

Condition 18 relates to waste storage and recycling. A drawing has been proposed which shows a bin store to be located on the boundary with 77 Avenue Road. The bin store would be small in scale yet would accommodate the required bins for a single dwelling as well as a food caddy. The structure would be located away from the front of the property and the details proposed are considered to be acceptable.

Condition 10 relates to the hard and soft landscaping details and Condition 15 relates to the maintenance and proposed make up of the green roof. The proposed landscaping plans and green roof are considered suitable and will enhance the biodiversity of the site. The green roof maintenance details are considered sufficient to demonstrate that the planting will be sustainable. The Council's Tree officer has been consulted on the details and recommends discharge of both conditions.

Condition 8 requires a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the basement build. The Applicant has submitted a letter from Form Structural Design Limited (8th March 2021) confirming their appointment as Project Structural Engineer. The engineers qualifications are considered acceptable and complies with the Council's supplementary planning guidance document 'Basements'. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Condition 14 relates to the Sustainable Urban Drainage details. Details have been submitted and are considered to meet the required 50% attenuation of all runoff and are considered acceptable for this scale of project. The details have been assessed by the Council's Sustainability Officer who supports the details in relation to this condition.

Condition 7 relates to the details of the external roof plant with any required acoustic or visual screening and noise and vibration mitigation measures. The Council's Environmental Health Officer has reviewed the acoustic submission and calculations and they are satisfied that the submitted acoustic submission meets the wording of condition 7 and therefore it be discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

The proposed details are in general accordance with policies D1, A1, A2, A3, A4, A5 and D1, CC1, CC2, CC3 and CC5.


2 You are reminded that conditions 3 and 12 of planning permission 2020/0519/P are required to be submitted and are currently outstanding.

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 2021.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer