

Application ref: 2022/2520/P  
Contact: Edward Hodgson  
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Date: 9 December 2022

**Development Management**  
Regeneration and Planning  
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London  
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TJR Planning  
Suite 3 The Mansion  
Wall Hall Drive  
Aldenham  
WD25 8BZ  
undefined

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**73-75**

**Avenue Road**

**London**

**NW8 6JD**

Proposal:

Discharge of Conditions 6 (cycle storage) and 9 (green roof) pursuant to planning permission 2019/1366/P dated 06/04/2020 (for: Variation of condition 1 (approved plans) of planning permission 2011/2388/P dated 28/03/2012 for erection of a single family dwelling house, erection of a new boundary wall, hard and soft landscaping and associated works (following demolition of existing building), namely changes to detailed design and materials on all elevations, relocation of car lift, amendments to basement and associated lightwells and replacement of orangery with pavilion (summary)

Drawing Nos: Maintenance Manual Rev A (prepared by del Buono Gazerwitz), Bauder XF301 Sedum System product datasheet (prepared by Bauder dated January 2018), B1-200 Rev P1, B1-100 Rev P1

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

Informative(s):

- 1 Reasons for granting approval:

Condition 6 requires details of the proposed cycle storage area for 5 cycles.

Details have been submitted showing the location of 4 fixed cycle parking stands which allows for 8 cycles to be parked which exceeds the number required. It is considered that at least 6 of these spaces can be accessed comfortably and thus the plans are considered acceptable. The plans have been reviewed by the Council's Transport team who deem them to be satisfactory.

Condition 9 requires details of the green roof and wall including species, planting density and substrate depth and for these to be maintained. A maintenance manual, details of the sedum system and a section and plan drawings have been submitted. These have been reviewed by the Council's Tree and Landscape team who deem them satisfactory.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A1, A2, A3, T1, D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that condition 12 (car lift) of planning permission granted on 6/4/2020 ref: 2019/1366/P has been submitted but has yet to be approved.

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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer