

Application ref: 2022/3709/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: Edward.Hodgson@camden.gov.uk  
Date: 3 March 2023

**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)

TJR Planning  
Suite 3 The Mansion  
Wall Hall Drive  
Aldenham  
WD25 8BZ

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 12 & 13 (car lift noise assessment) pursuant to planning permission 2019/1366/P dated 6/4/20 (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, replacement 2 storey bay on Queen's Grove elevation with single storey structure with terrace above, alterations to footprint and location of basement including additional lightwell and relocation of garden lightwell; replacement of orangery with contemporary pavilion with flat roof; new French doors to side (north elevation) and erection of pergola in rear garden)

**Drawing Nos:** Car Lift Noise Assessment (prepared by RSK Acoustics dated 10/8/2022), A8-200, A1-300 rev A, V61576-03B, Technical Specification (prepared by Vertica dated 24/10/2019)

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

Informative(s):

- 1 Conditions 12 and 13 of planning permission 2019/1366/P require details including the relevant acoustic report to demonstrate that noise levels at a point

1 metre external to sensitive facades shall be 10dB(A) less than the existing background measurement when the equipment is in operation.

The nearest sensitive facade is the first floor window at the front of 77 Avenue Road. The measurement has been taken 1m away from this window. The submitted acoustic report demonstrates that the noise at this location would be acceptable and in accordance with Camden planning policy.

The details have been reviewed by the Council's Environmental Health Team who deem them to be acceptable.

As such, the proposed development is in general accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 6/4/2020 ref: 2019/1366/P which need details to be submitted, have been 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.

Daniel Pope  
Chief Planning Officer