

Application ref: 2023/1260/P
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Date: 31 August 2023

Development Management
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Clewlöw Consulting Ltd
9 Windmill Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
49 Fitzjohn's Avenue
London
NW3 6BQ

Proposal:
Details of Condition 13 (details of parking) of planning permission 2017/4895/P (dated 11/09/2018) which itself varied 2015/5379/P (dated 01/08/2016) for the 'Conversion of single family dwelling house to 6 no. self-contained flats; erection of a 3 storey rear extension; removal of single storey side extension; and associated alterations'.

Drawing Nos: 3023001/A/5; Site Location Plan.

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

Informative(s):

1 Reasons for approving details:

The approved parking plan secured under 2016/6512/P retained three on-site parking spaces, in line with the Committee report for 2015/5379/P.

The proposal seeks to re-discharge Condition 13 to retain three car parking spaces but amend the layout of these parking bays. The Council's Transport Officer has reviewed the submitted plan and has no objection to the proposed layout change.

The submitted details originally proposed the provision of an additional car parking space in addition to amending the parking layout. However, this additional space has since been removed as it would have been contrary to policy T2 of the Camden Local Plan.

The full impact of the proposed development has already been assessed. The details are in general accordance with policies CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1, D2 and T2 of the Camden Local Plan 2017, and sufficient to fully discharge the condition.

- 2 You are advised that Condition 4 (evidence of water use levels) of planning permission 2015/5379/P (dated 01/08/2016) still needs to be discharged. The details must be submitted to and approved by the Local Planning Authority prior to occupation.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer