

Application ref: 2022/5162/P
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Date: 8 September 2023

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Deemed Consent - No Objection

Address:

**Land bounded by Grafton Terrace
Maitland Park Villas and Maitland Park
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas
containing existing Aspen House
gymnasium and garages.**

Proposal: Details of wheelchair accessible and adaptable units required by conditions 40 and 41 of planning permission reference 2019/4998/P, dated 25/09/2020 (which itself amended application references 2015/6696/P, dated 14/04/2016 and 2014/5840/P, dated 31/03/2015) (for: provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace)

Drawing Nos: MPI_P01 Rev PL02; MPR-ECE-GT-02-GA-A-002002 Rev C02; MPR-ECE-AV-GF-GA-A-002000 Rev C04; MPR-ECE-GT-01-GA-A-002001 Rev C03; MPR-ECE-AC-GF-GA-A-002000 Rev C04; MPR-ECE-AV-01-GA-A-002001 Rev C03; MPR-ECE-GT-ZZ-GA-A-002055 Rev C03; MPR-ECE-AV-ZZ-GA-A-002050 Rev C03; MPR-ECE-AC-ZZ-GA-A-002055 Rev C03; MPR-ECE-AC-ZZ-GA-A-002053 Rev C03; MPR-ECE-AC-ZZ-GA-A-002051 Rev C03; MPR-ECE-AC-ZZ-GA-A-002050 Rev C03.

Deemed consent has been granted.

Informative:

1 Reasons for granting

The application sought to discharge conditions 40 and 41 of planning permission 2019/4998/P, dated 25/09/2020 (which itself amended earlier permissions at the application site). Condition 40 requires the submission of evidence demonstrating compliance with Building Regulations Part M4(3)(2)(b) and condition 41 requires the submission of evidence demonstrating compliance with Building Regulations Part M4(3)(2)(a).

Floorplans were provided to illustrate compliance. Revised details were then sought. However, floorplans would not in themselves demonstrate compliance as this can only be achieved through a Building Control Completion Certificate.

A deemed discharge notice was submitted to the Council on 21/07/2023, which specified that deemed discharge would take effect on 05/08/2023.

Conditions 40 and 41 are deemed to be discharged with effect from 05/08/2023.

Notwithstanding the deemed discharge, compliance with the relevant parts of Building Regulations Part M4(3)(2) will be confirmed by a Building Control Completion Certificate.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer

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