

Application ref: 2024/5212/P
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Date: 16 January 2025

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MRPP
21 Buckingham Street
London
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
38 Frognal Lane
London
Camden
NW3 6PP

Proposal:

Details of accessible and adaptable dwellings (Part M4 (2)) required by condition 6 of permission ref 2020/4667/P dated 27/07/2021 for 'erection of replacement 2 storey dwelling plus basement following demolition of existing building'.

Drawing Nos: Cover letter prepared by MRPP dated 25th November 2024; PL-80-099 Rev P1; PL-80-100 Rev P1; PL-80-101 Rev P1; PL-80-102 Rev P1

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

Informatives:

1 Reasons for granting approval:

Accessibility plans for all floors of the approved dwelling have been provided as evidence of compliance with Building Regulations M4(2). Building control have been consulted and no response has been received. Therefore, the submitted details have been reviewed by planning officer. The role of the planning officer is to ensure information has been provided and considered as part of the

application against Local Plan Policy H6.

The dwelling would have a part M compliant passenger lift. While this exceeds the requirements of part M4(2), the presence of a lift would allow the dwelling to be occupied by a wheelchair user. The entrance storey includes a WC with a clear zone in excess of 750mm and there is appropriate clearance in front of the kitchen units. The driveway can accommodate a widened 3.3m parking bay. The width of the doors, internal corridors and stairs all meet or exceed the requirements of part M4(2). Switches and sockets would be located in accordance with M4(2). In addition, all bathrooms exceed the minimum size requirement and all bedrooms would have 750mm around the bed.

The submitted detail demonstrate that the dwelling would provide flexibility for the accessibility of future occupiers and their changing needs over time in accordance with the Local Plan.

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 policy H6 of the Camden Local Plan 2017.

- 2 You are reminded that the following conditions of planning permission granted on 27/07/2021 ref: 2020/4667/P remain outstanding and require details to be submitted to and approved by the local planning authority:

Prior to occupation:

Condition 8 (evidence of implementation of renewable energy measures),

Condition 9 (details of solar panels),

Condition 15 (evidence of implementation of Whole Life Carbon measures)

You are advised that details have been submitted for Condition 18 (details of electric vehicle charging point) and these are currently being assessed.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer