

Mr Donald McGregor
McGregor Associates
10 Romney Place
Maidstone
ME15 6LE

Application Ref: **2016/5229/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

28 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
94 Haverstock Hill
London
NW3 2BD

Proposal: Removal of Condition 5 (compliance with Building Regulations Part M4 (2)) of planning permission 2015/4510/P, dated 07/04/2016, for the demolition of existing roof and construction of a mansard roof extension to incorporate a 2 bed residential unit.

Drawing Nos: Application form submitted 23rd September 2016.

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

Informatives:

- 1 Reason for granting removal.

This application seeks to remove condition 5 (Building Regulations Part M4 (2)) attached to planning permission 2015/4510/P dated 07/04/2016.

Condition 5 requires the development be designed and constructed in accordance with Building Regulations Part M4 (2) which should only apply to new builds where step-free can be achieved.



Whilst the mansard roof for the flats approved is new it is only as an extension above the host building which is not in itself a new build building. As such, the above regulations would not apply in this case.

Given that the condition was misapplied, its removal is considered to be acceptable and would not cause any undue harm to the residential amenities of neighbouring properties.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with the intentions of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies of the London Plan 2016; and the provisions of paragraphs of the National Planning Policy Framework 2012.

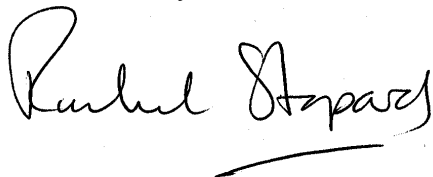
- 2 You are reminded that Condition 4 (Noise) of planning permission 2015/4510/P dated 07/04/2016 is still required to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities