

Ms Michelle Rowihab  
Stiff + Trevillion  
16 Woodfield Road  
London  
W9 2BE

Application Ref: **2017/4405/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

6 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**26 Lyndhurst Road**  
**London**  
**NW3 5PB**

Proposal:

Details of conditions 4 (compliance with Building Regulations Part M4 (2)) 5 (maximum internal water use) & 6 (1.8m privacy screen) of planning permission 2015/2548/P for 'conversion of existing 4x flats into 1x6bed maisonette and 2x1bed flats. Alterations at rear to include single storey extension and part first floor extension; enlargement of terraces, creation of inset roof terrace and excavation for swimming pool. Alterations at front to include excavation of lightwell' dated 18/05/2016.

Drawing Nos:

The Council has considered your application and decided to grant permission.  
Informative(s):

- 1 Reasons for granting permission.

The applicant has submitted details of compliance with Building Regulations Part M4 (2). The details were revised during the process to ensure 1200mm in front of and between all kitchen units, level access for the shower in the main house and Flat 2 and a side access ramp at ground floor. The development now complies with



the regulations and it is therefore recommended this condition be discharged.

The applicant has submitted details adequately demonstrating that the development achieves a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use (110l,p,d). It is therefore considered condition 5 (water usage) can be discharged.

The submitted details of the 1.8m high privacy screen on the western side of the roof terrace are considered acceptable and to meet the requirements of condition 6. The timber planter box and ivy are sympathetic to the area and provide the screening of the correct height as required by the condition. The screen shall protect amenity for neighbours.

No objections were received prior to making this decision. The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS5, CS6 and CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP6, DP22, DP23 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

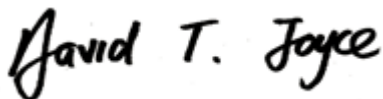
- 2 You are advised that all conditions relating to planning permission 2015/2548/P granted on 18/05/2017 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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 that reads "David T. Joyce". The signature is written in a cursive, slightly stylized font.

David Joyce  
Director of Regeneration and Planning