

Mr Geoffrey Prentice  
5D architects Ltd  
764 Finchley Road  
Temple Fortune  
London  
NW11 7TH

Application Ref: **2017/6122/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

4 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**14 Rosecroft Avenue**  
**London**  
**NW3 7QB**

Proposal:

Details of compliance with Building Regulations pursuant to condition 4 of 2016/0712/P dated 01/08/2016 for: Conversion of the existing 3 x self-contained (2 x 2Bed & 1 x 3Bed) flats into 1 x 2Bed & 1 x 6Bed self-contained flats, the enlargement of the existing basement under the footprint of the building with lightwells to the front and rear elevations and minor alterations to the front and rear fenestration, reduction of the size of the dormer to the flank elevation and new access staircase and enlargement of the existing terrace to the rear at first floor level.

Drawing Nos: Building Control Certificate commissioned by Thames Building Control dated 24/10/2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



Informative(s):

1 Reason for granting permission:

The applicant has submitted details of compliance with Building Regulations Part M4 (2) to discharge condition 4 of 2016/0712/P. The copy of the final completion certificate (2016/HA/8815) commissioned by Thames Building Control Ltd, as confirmation that the proposal is in accordance with Building Regulations 2010. As such, the residential development would meet the requirement of Schedule 1 Part M optional requirement M4 (2) (category 2- accessible and adaptable dwellings). Therefore, the development complies with the regulations and it is therefore recommended that this condition be discharged.

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 development is in general accordance with policy in accordance the requirements 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.

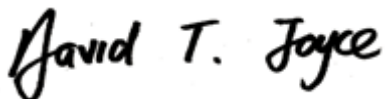
2 You are advised that all conditions relating to planning permission 2016/0712/P granted on 01/08/2016, which need details to be submitted, have been approved.

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



David Joyce  
Director of Regeneration and Planning