

Application ref: 2019/2323/P  
Contact: Jonathan McClue  
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Date: 22 August 2019

**Development Management**  
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Gerald Eve LLP  
72 Welbeck Street  
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W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**101 Camley Street**  
**London**  
**N1C 4PF**

Proposal: Details of wheelchair accessible units to discharge condition 13 (detailed layout plans of wheelchair accessible units and entrances) of 2016/6311/P dated 14/07/2017 (variation of 2014/4385/P dated 18/03/2015 for: new 6-13 storey buildings with employment space, residential units and associated works).

Drawing Nos: 01 AL 7300 108 Rev 02; 01 AP 0400 019 Rev 1; Planning Condition PP13 - Wheelchair Accessible Units dated March 2019.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for approving the details.

A detailed information pack and drawings have been submitted of 4 affordable units to be provided as fully wheelchair accessible and their access from communal entrances.

The Council's Housing & Health Occupational Therapist and Access Officer were consulted as part of the application. They provided feedback and points of clarification for the applicant, who amended the drawings and responded to the queries. The accessible units have been designed in line with Part M(3) of the Building Regulations, as Camden's most recently adopted guidance Design CPG, Access for All CPG and Interim Housing CPG requires accessible units to meet Building Regulations Part M. It is therefore considered that compliance

with Part M of the Building Regulations satisfies the requirements of the planning condition, which was updated by way of a Minor Material Amendment under 2016/6311/P. The revised floor plans show a combined fridge freezer in apartments A08W and A09W. All of accessible kitchens now have a combined fridge-freezer (as requested) and the applicant confirmed that the fittings and appliances would be provided within the Shared Ownership kitchen A09W.

No third party comments were received as part of the application and the site's history has been considered.

On this basis, the condition is discharged as the details would safeguard the character and appearance of the premises and the immediate area. As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that Conditions 3 (details) - part, 4 (sample panel) - part, 6 (landscaping), 7 (wind/microclimate mitigation), 10 (cycle parking), 11 (green/brown roofs), 15 (sound insulation), 17 (plant), 20 (bird/bat boxes/bricks) and 21b (remediation) of 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) require the submission of details and must be approved before the relevant part of the development.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer