

Application ref: 2019/5097/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 14 May 2020

Development Management
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Southend Road
Woodford Green
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**252 Finchley Road
LONDON
NW3 7AA**

Proposal:

Details of conditions 13 (maximum water levels) 14 Building regulations Part M (1) associated with planning permission ref: 2015/2789/P dated 20.01.2016 for the demolition of existing building and erection of a 3-storey building with pitched roof to create 12 self-contained dwellings.

Drawing Nos: Part G Water Calculations commissioned by Hydrock dated 23.08.2019 and Quadrant Building Control Completion Certificate dated 29/08/2019 (16-11691).

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

Informative(s):

1 Reasons for granting approval-

Condition 13 requires the submission of details for the water use to achieve maximum internal water use of 105litres/person/day and allowing 5 litres/person/day for external water use (110l,p,d). The submitted details show that the property will achieve less than the required maximum of 105 litres per person per day and less than the required 110l,p,d. Thus, results in a water-efficient development.

The applicant has submitted details of compliance with Building Regulations Part M4 (1) to discharge condition 14 of 2015/2789/P. The copy of the final completion certificate (16-11691) commissioned by Quadrant Building Control confirms 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 (category 1- Visitable dwellings). Thus, the development complies with the regulations and recommended that this condition be discharged.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies CC1, CC2, CC3 and H6 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2015/2789/P granted on 20.01.2016 which need details to be submitted, have been discharged.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer