

Application ref: 2020/2114/P  
Contact: Laura Hazelton  
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Date: 2 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Keyythalli Design  
115 Great Tattenhams  
Epsom Downs  
EPSOM  
KT18 5RB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Workshop And Premises At Ground Floor Rear**  
**86 Fortune Green Road**  
**London**  
**NW6 1DS**

Proposal: Samples of facing materials and evidence of compliance with Building Regulations Part M4 (2) required by conditions 6 and 8 of planning permission reference 2017/4844/P dated 20/07/2018 for the 'Variation of condition 9 (approved drawings) of application ref: 2013/1045/P granted on 14/03/2014 for the erection of part 2/part 3-storey building to provide 2 self-contained residential dwellinghouses' (abbreviated).

Drawing Nos: Aluminium window specifications and manufacturer details received 15/05/2020, photographs of privacy screens received 15/05/2020, photographs of doors, windows and render received 19/05/2020, and letter from Assent Building Control Ltd. dated 28/05/2020.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting permission:

Photographs and details have been provided of external doors, windows, render, and privacy screens to discharge condition 6. Photographs have been provided as the development has been constructed prior to the discharge of

condition 6. The materials are considered to be high quality and appropriate in this location, in keeping with the original design intent, and are considered acceptable.

Condition 8 requires demonstration that the property has been built out in accordance with accessible design standards to meet the optional Building Regulations Part M4(2) requirement.

In order to confirm that the dwelling has been constructed in accordance with the optional requirements, a letter from Assent Building Control Ltd has been provided. This letter confirms that the firm was instructed to carry out the building control inspections and that they regard the development in accordance with AD-M4(2). The letter is sufficient to discharge the condition.

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the details.

As such, the proposed development is in general accordance with policies D1 and C6 of the London Borough of Camden Local Plan (2017).

- 2 You are advised that all conditions relating to planning permission reference 2017/4844/P dated 20/07/2018 which need details to be submitted, have now 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 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer