

Application ref: 2019/4626/P
Contact: Joshua Ogunleye
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Date: 23 July 2020

Development Management
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Webb Architects Ltd.
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Refused

Address:
66 Fitzjohn's Avenue
London
NW3 5LT

Proposal:

Details of evidence of compliance with Building Regulations Part M4 (2) as required by condition 13 of planning permission 2015/5847/P dated 28/03/2017 (for erection of replacement dwellings)

Drawing Nos: 1169.001.12, 1169.001.13, 1169.001.14

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 Insufficient evidence has been provided to show that it is not reasonable to achieve a step-free approach route to the principal private entrance and no access strategy has been provided for the internal layout, thus the details fail to demonstrate that the approved new dwellings have been designed and constructed in accordance with Building Regulations Part M4 (2), contrary to policies C6 (Access for all) and H6 (Housing choice and mix) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that conditions 8 (details of green roof), 13 (compliance with

Building Regulations Part M4.2) and 14 (details of replacement tree planting) of planning permission 2015/5847/P dated 28/03/2017 are outstanding and still require details to be submitted and 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 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment