

Application ref: 2022/2035/P
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Date: 6 July 2022

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MZA Planning
c/o agent MZA Planning
14 Devonshire Mews
London
W4 2HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to the rear of 16 Frognal Gardens
London
NW3 6UX**

Proposal:

Details of condition 15 (Building Regulations) required by planning permission ref. 2018/2440/P (dated 12/08/2020) for erection of single storey (plus basement level) 3-bed dwelling house fronting Holly Walk following demolition of existing garage block.
Drawing Nos: Site location plan, Quadrant Building Control Certificate dated 05/04/2022

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

Informative(s):

1 Reasons for approval-

Condition 15 requires evidence demonstrating compliance with the accessibility requirements of Part M4(2) (adaptable dwellings) of Building Regulations for the new dwelling. A Building Control Certificate has been submitted showing compliance with Part M4(2) regulations.

The approved drawings demonstrate level access would be provided from the street and a WC provided at ground floor level. The details provided

demonstrate evidence of compliance with the regulations with regard to accessibility for future occupiers. Given the above, the condition can be discharged.

The planning history of the site was taken into account when coming to this decision.

As such, the details are in general accordance with policies H6 and C6 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2018/2440/P granted on 12/08/2021, which require 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 paragraph 38 of the National Planning Policy Framework 2021.

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