

Application ref: 2022/3005/P
Contact: Patrick Marfleet
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Date: 24 August 2022

Development Management
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Nexus Planning
Holmes House
4 Pear Place
London
SE1 8BT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land Adjacent to
35 York Way
London
N7 9QF**

Proposal:

Details required by condition 9 (water efficiency) and 11 (compliance with building regs) of planning permission reference 2016/3750/P dated 10/05/2017 (Construction of a four storey building to provide nine self-contained flats following demolition of the existing single storey garages).

Drawing Nos: Cover letter dated 14th March 2022, Water Efficiency Calculator Sheet, Email from London Building Control dated 12th July 2022

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

Informative(s):

1 Reasons for granting approval-

Condition 9 requires evidence to demonstrate that the approved development achieves a maximum internal water usage of 105 litres per person per day. The submitted documents include a water calculation sheet which shows the development does not exceed this maximum figure including 5 litres per person

per day for external water use. As such, condition 9 can be discharged.

Condition 11 requires confirmation that all approved dwellings are built in accordance with Building Regulations Part M4 (2). The submitted documents include an email from London Building Control Approved Inspectors who confirm that the dwellings have been built in accordance with Part M4 (2). Condition 11 can therefore be discharged.

As such, the proposed details are in general accordance with policies CC1 and C6 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2016/3750/P dated 10/05/2017, which need 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