

Application ref: 2022/1002/P
Contact: Nathaniel Young
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Date: 28 September 2022

Development Management
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Dominic McKenzie Architects
81 Essex Road
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undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**26 New End Square
London
Camden
NW3 1LS**

Proposal:

Details of conditions 5 (Building foundations design and layout of all excavations), 6 (Compliance with Part M4 (2) regulations), 8 (Cycle storage) of planning permission ref. 2016/0849/P dated 20.04.2017 for the "Demolition of six existing garages and the erection of a three storey, two bedroom single dwelling house including the excavation of a basement."

Drawing Nos: Cover letter prepared by Dominic McKenzie Architect dated 11.03.22; M4(2) condition statement prepared by Jude Watkinson Access Consultant dated 23.02.22; (Prefix: 61_P_) 19 Rev A, 20 Rev B, 21 Rev B, 22 Rev B, 23 Rev B; P4534_01 Rev C; 4114/PH/01 Rev P2; Drainage installation method statement prepared by Arboricultural Solutions LTD dated September 2022

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

Informative(s):

- 1 Reasons for granting approval:

Condition 5 (Building foundations design and layout of all excavations): The Council's trees and landscaping officer has reviewed the submitted information and is satisfied. It has been demonstrated that the proposed works would not cause undue harm to trees, as such, the condition can be discharged.

Condition 6 (Compliance with Part M4 (2) regulations): Detailed drawings and a statement prepared by an access consultant has been submitted which demonstrate that the proposal complies with the legal requirements of Part M access to and use of buildings (category 2). As such, the condition can be discharged.

Condition 8 (Cycle storage): The Council's transport officer has reviewed the submitted information and is satisfied. A sufficient number of secured and covered cycle spaces would be provided in a convenient location for ease of use, as such, the condition can be discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies D1, D2, A3, C6 and T1 of the Camden Local Plan 2017.

- 2 You are advised that the following conditions require details to be submitted and approved in writing by the local planning authority: 7 (sustainable drainage), 10 (windows, materials and CCTV) & 13 Part B (archaeological post-investigation assessment).

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,



Daniel Pope
Chief Planning Officer