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Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1680
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

SLLB Architects Ltd
4-8 Dunluce House
Canfield Gardens
LONDON
NW6 3BS

Application Ref: **2009/2118/P**
Please ask for: **Bethany Arbery**
Telephone: 020 7974 2077

3 December 2009

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
44 - 46 Belsize Lane
London
NW3 5AR

Proposal:

Amendments to planning permission granted 31/10/08 subject to a legal agreement (2008/3597/P) for erection of roof extension with front roof terrace, part single-storey basement extension with rooflight and part two-storey basement/ground floor level extension to infill rear yard, enlargement of existing rear projecting wing at basement to fourth floor level, alterations to shopfront including new entrance doors and canopy, installation of windows at ground to third floor on Belsize Place and installation of pavement lights onto Belsize Lane and Belsize Place all in connection with change of use from basement and ground floor retail (Class A1) and residential (Class C3) on the upper floors to retail (Class A1) at basement and ground floor and 3 x studios, 1 x 2-bedroom and 1 x 3-bedroom residential units at ground to fourth floor level namely, enlargement of roof extension, omission of enlargement of rear projecting wing, alterations to ground floor entrance doors onto Belsize Place, replacement of window with door at rear first floor level and reconfiguration of the internal layout to retail (Class A1) basement and (part) ground and 2 x 2 bedroom flats and 1 x 3 bedroom maisonette on (part) ground to fourth floor level. Drawing Nos: A.100E; A.101G; A.102H; A.201H; A.301I; A.302J; EC.102B; EC.103C;



EC.201C; EC.301D; and EC.302C.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Detailed drawings of the ground floor level cycle storage area containing a minimum of 2 bicycle spaces shall be submitted to and approved in writing by the Council. The relevant part of the works shall be carried out in full and strict accordance with the details thus approved. The approved cycle storage facility shall be provided in its entirety prior to the first occupation of any part of the development, and permanently maintained and retained as such thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained in Camden Planning Guidance 2006.

- 2 The rear ground and first floor level flat roofs shall not be used as a terrace. Any access on to the roof shall be for maintenance of the building only and no other purpose.

Reason: In order to prevent unreasonable overlooking of the neighbouring premises in accordance with the requirements of policy SD6 (amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1, S2, SD2, SD6, SD9, H1, H7, H8, B1, B3, B7, T3, T8, T9, T12 and R1. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

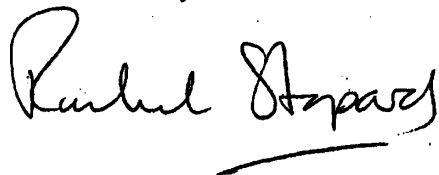
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street,

WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 5 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building/design of the new building/other and the subsequent operation of the use.
- 6 You are reminded of the need to comply with the conditions attached to the original planning permission dated 31/10/08 (2008/3597/P) which this application seeks to amend. You are advised that condition 1 of this permission supersedes condition 3 of the original permission.
- 7 You are advised that the preferred method for securing bicycles is the Sheffield stand. Each stand provides space for 2 bicycles. A minimum gap of 1.0m should be provided between adjacent perpendicular stands and a minimum clearance of 0.75m should be left between the final stands and any obstruction. For further guidance on the design of bicycle parking and storage please refer to Section 13 of Camden Planning Guidance (2006) and Camden Streetscape Design Manual.
- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.