



ENVIRONMENT

**Development Control  
Planning Services**

London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

The Stephen Greenbury Partnership  
Ltd  
4 Duke's Mews,  
Manchester Square  
London  
W1M 5RB

Application No: PW9802361R2  
Case File:G7/11/K

27th August 1998

(N Buller)

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :  
42-45 Belsize Park & land adjoining 79 Belsize Lane, NW3

Date of Application : 15/07/1998

Proposal :

Variation of planning permission dated 14/8/96 (9500249R6)  
(for the change of use of the existing building from a hotel  
to 26 self-contained residential units together with the  
erection of single storey rear extension at basement level  
and the landscaping of the land to the rear together with  
the provision of 17 car parking spaces) relation to  
conversion from hotel to 25 units, external alterations  
provision of three new dwelling houses and construction of  
an underground car park with 26 car parking spaces and a  
landscaped area above,  
as shown on drawing numbers; 380-01C, 02C, 03B, 05B; 6B, 7B;  
11C, 12C, 13A, 14A; 15, 16, 20, Tree Report from Chris  
Yarrow & Associates dated 22 May 1998 and photographs.

The Council has considered your application and decided to grant  
permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the  
expiration of five years from the date of this permission.

Director Mark Gilks BA(Hons),M.Soc.Sc.,MRTP

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**Standard Reason:**

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

**Additional conditions:**

- 1 The facing materials to be used on the new houses to Belsize Lane shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 2 Details of design of elevations of the new houses to Belsize Lane, including details of typical elements at a scale of 1:10, shall be submitted to and approved by the Council before work on this aspect of the scheme is commenced.
- 3 All new external work to the existing buildings fronting Belsize Park shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified on the approved application.
- 4 All damaged or missing moulding to the existing buildings shall be replaced to match the original design.. Details of proposed external elements to the existing buildings fronting Belsize Park (including details of balustrading, boundary wall, windows, doors, eaves details, dormers and window architraves at a scale of 1:5) shall be submitted to and approved by the Council prior to any work commencing on this part of the scheme.
- 5 No pipes or plumbing, other than rainwater pipes, shall be fixed on the external face of the building.
- 6 Privacy screens shall be provided to the proposed roof terraces at rear ground floor level of the Belsize Park buildings, details of which shall be submitted to and approved by the Council before the development is commenced, and the screens shall be permanently retained.
- 7 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998 : 1989 (Recommendation for Tree Work)
- 8 No development shall take place until full details of hard and soft landscaping, irrigation systems, ventilation to car park and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.

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- 9 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.
- 10 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council for a period of at least 12 months following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990. Details of the method of protection for existing trees shall be submitted to and approved by the Council prior to any work starting on site.
- 11 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site insofar as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local Planning Authority before any works on site are commenced.
- 12 The development shall be constructed in strict accordance with the drawings hereby approved or drawings which are subsequently approved pursuant to conditions which are attached to this planning permission.
- 13 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1988 (as amended) or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

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- 14 No development shall take place until the applicant has secured the implementation of a programme of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.
- 15 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building.
- 16 The details of the vehicle and bicycle control/entry mechanism to be installed at the top of the carpark entrance ramp shall be submitted and approved by the Council prior to the occupation of the residential accommodation hereby permitted

## Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To ensure that the Council may be satisfied with the external appearance of the building.
- 3 To safeguard the appearance of the premises and the character of the immediate area.
- 4 To safeguard the appearance of the premises and the character of the immediate area.
- 5 To ensure that the Council may be satisfied with the external appearance of the building.
- 6 To safeguard the amenities of the adjoining premises and the area generally.
- 7 To ensure the preservation of the amenity value of the tree (s) in question.
- 8 In order that the Council may give consideration to the details of the proposed development.

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- 9 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 10 To ensure the preservation of the amenity value of the tree(s) in question.
- 11 To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area.
- 12 To safeguard the appearance of the premises and the character of the immediate area.
- 13 To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations.
- 14 Important archaeological remains may exist on this site . Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development.
- 15 To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.
- 16 To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.

**Informatives (if applicable)**

- 1 The Council's Streets Management Engineering Services should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. The Section dealing with these matters is located at Camden Town Hall, Argyle Street London WC1H 8EQ, (tel: 071-278 4444).
- 2 Works of construction and ancillary activity should not take place other than between the hours of 8 am to 6 pm on Monday to Friday and 8 am to 1 pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.

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- 3 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Traffic Management Service (tel: 071-860 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 4 The trees on the site are the subject of the Tree Preservation Order (24H - 16.) and no tree the subject of a Tree Preservation Order may be lopped, topped or felled without the consent under the Order, except as provided for in the Order or as immediately required for the purpose of carrying out the development for which this permission is given. Further advice on this aspect may be obtained from the Tree Officer (Tel: 0171 860 5616)
- 5 The enclosed leaflet sets out the Council's guidelines for the protection of trees on development sites.
- 6 Your attention is drawn to the need to consult the Council's Waste Management Service, Camden Town Hall, Argyle Street London, WC1H 8EQ, (tel: 071-278 4444) regarding arrangements for the disposal of refuse.
- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (amendment) Act 1939 should be made to Records and Information Team, (Street Naming and Numbering) Environment Department, Camden Town Hall, Argyle Street, London WC1H 8EQ (tel 0171 860 5613)

This application was dealt with by Vanessa Leddra on 0171 278 4444 ext 2078.

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

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU