



Camden

(P)

London Borough of Camden
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ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

Tel 071 - 278 4444
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KKM ARCHITECTS
69 LOUDOUN ROAD
LONDON
NW8 0DQ.

Our Reference: PL/9300154/R7
Case File No: G7/11/D
Tel.Inqu:
Randall Macdonald ext. 5867

Date: 21 OCT 1994

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1988 (as amended)
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 4th February 1993

Address : 42-45 Belsize Road, NW3

Proposal : Change of use of the existing buildings from a hotel to 26 self-contained residential units, together with the erection of single storey rear extensions and elevational alterations and the provision of car parking space for 15 cars at the rear.
as shown on drawing no(s) 9310/50A, 51A, 52A, 53A, 54A, 55A
80C, 81A, 60A, 45E, 61A as revised on 18.03.93, 02.7.93,
15.12.93, 11.05.94, 08.07.94, 15.07.94, and 05.08.94

Standard Condition:

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

Reason for Standard Condition:

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

Additional Condition(s):

- 01 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.
- 02 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the

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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.

- 03 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.

Any trees removed without the Council's consent or dying or being severely damaged or becoming seriously diseased during that period 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 trees of such size and species and in such positions as may be agreed with the Council, without prejudice to any further action the Council may consider appropriate to secure the protection of existing trees.

- 04 All new external work 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.

Reason(s) for Additional Condition(s):

- 01 In order that the Council may give consideration to the details of the proposed development.
- 02 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 03 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.
- 04 To ensure that the external appearance of the building will be satisfactory.

Yours faithfully,


Director,

Environment Department

(Duly authorised by the Council to sign this document)