

Robert Hirschfield
44B Belsize Park Gardens
London
NW3 4LY

Application Ref: **2007/6081/P**
Please ask for: **Cassie Plumridge**
Telephone: 020 7974 **5821**

04 March 2008

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

Address:
**44B Belsize Park Gardens
London
NW3 4LY**

Proposal:
Retention of a new retaining wall, paving and bench in the front garden, door canopy above the front door at the side passageway and timber storage container for use association with the existing residential flat (Class C3).

Drawing Nos: Site Location Plan; BPG A/PL_001; BPG A/PL_002; BPG A/PL_003

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

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, SD1, SD6, B1, B3 and B7. For a more



detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 The applicant is advised that representations have been submitted alleging that the storage container has been sited on communally owned land and that damage has occurred to the front garden party wall when the works to the front garden were carried out. Both considerations are private civil matters and this planning permission is granted without prejudice to any private legal action that may be taken. You are advised to discuss this matter with the parties concerned.

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