

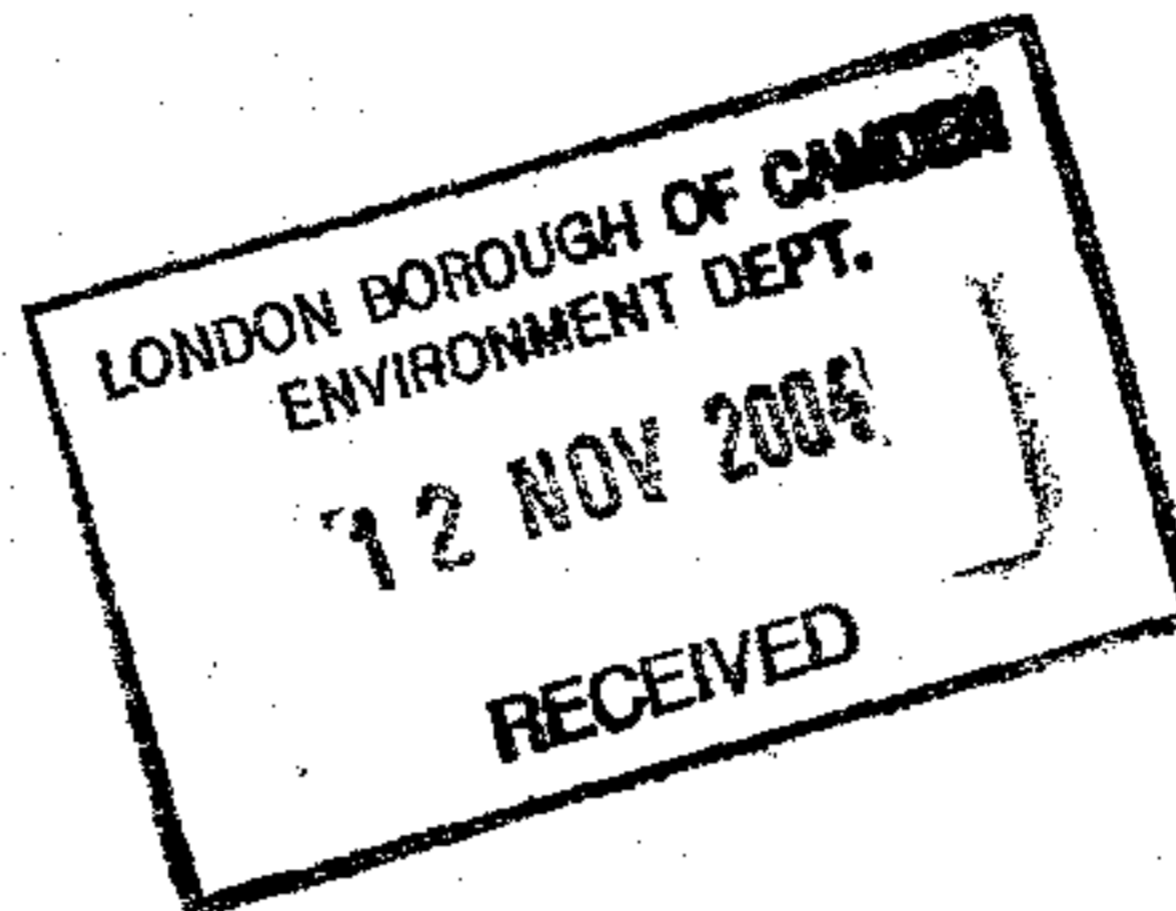
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Sarah Griffiths
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

2004/5025/P

8th November, 2004

Dear Ms Griffiths,

PWX0302248 - appor details refused

800

**Re: Town and Country Planning Act 1990 (as amended):
Land adjacent to 79 Belsize Lane, London NW3**

I refer to my meeting of 19th October with Myles Joyce and Mary Samuel and Mr Joyce's letter of the same date.

I submit herewith two copies of the following drawings relative to the houses;

- 603-dw-300B representing elevations revised to clearly indicate the amended render treatments and reflect accurately the as-built situation.
- 603-dw-45C representing the roof plan with a minor adjustment to the coping line at the junction with the house at 77c Belsize lane to reflect the actual built situation.
- 603-dw-200C representing detailed sections with very minor adjustments to bin stores,
- 603-dw-10D representing the same adjustments at ground floor. These plans indicate the refuse storage provisions which can accommodate bins (750 high 600mm diameter) or numerous plastic bags as per the requirements of the Council.
- 603-dw-401A, 402A, 404A and 414A representing details of window, render, parapet and dormers.
- 569-dw-002F which shows the extent of the ownership of our client relative to the houses outlined in red, and is as well as the agreed plan layout for phased development.
- 603-dw-003 which indicates proposed landscape in detail to the housing element.

I confirm on behalf of the owners of the housing that the ownership represents a flying leasehold where the car park beneath the houses is in separate ownership (I presume this to remain in the ownership of our former client Hart Investments Ltd).

Directors: Nigel R. Buller BSc (Hons) Dip Arch RIBA • Brian Welsh BA (Hons) Dip Arch RIBA • David Back BSc (Hons) Dip Arch (Non Exec)

Associates: Dudley Haspineall • Ade A. Oke BA (Arch) Dip Arch RIBA

Consultant: Stephen W. Greenbury Dip Arch (Hons) FRIBA MAE

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I am advised by the developer of the houses that he has a legal agreement associated with the ownership of the houses where he has use of spaces in connection with the houses and currently six are allocated in the underground car park and three spaces in the ground level car park.

I also enclose previously submitted details and correspondence with the council relative to the houses as follows;

- Letter of 9th July, 2002 to Rob Brew specifying the discussed and agreed phased development on this overall site.
- Letter 5th August, 2002 to Rob Brew from BGA attaching 569-dw-002F which re-indicated the agreed phase layout of the site for the purposes of development of the houses.
- Letter of 18th September, 2002 to Rob Brew from BGA submitting landscape designer's scheme in pursuance of discharge of Condition 7 of the earlier combined development consent.
- E-mail of 22nd October, 2002 to Rob Brew attaching copy Fax and further copy of the above mentioned letter of 9th July, 2002 trying to precipitate matters in the absence of a response.
- Letter of 23rd October, 2002 following Mr Brew's response regarding the Planning Officers satisfaction that certain work could proceed on the basis that details had been submitted, although the Council had not approved, and upon the basis of phased development.
- Letter of 23rd December, 2002 to Nick Jacobs submitting further details on landscaping for the whole site pursuant to Condition 7.
- Letter of 8th January, 2003 to Rob Brew confirming traffic entry and shutter systems to the car park ramp, and the refuse strategy as discussed and agreed.
- Letter of 19th February, 2003 submitting landscape specification and Drawing 850-1B
- Letter of 7th October, 2003 to Rob Brew providing proposed abutment details with 77C Belsize Lane.
- Letter of 6th February, 2004 in response to consultation with Sue Cooke detailing timber windows in lieu of aluminium which were advised as unacceptable in an earlier submission.
- Letter of 15th September, 2004 to Sue Cooke setting out clarification of the situation as we understood it at that point.
- Letter of 19th October from Myles Joyce to BGA confirming requirements, the subject of this letter as a reply.

With respect to Mr Joyce's letter of 19th October, we cannot trace any advice from the Council or evidence otherwise of the stated "refusal by way of approval of details to discharge Condition 7", of 18th September 2003. We also have no knowledge of the application (Ref 2003/3473) referred to. We would be grateful to receive from you clarification of these points and specific details for our file.

We also submit herewith car park staircase details 569-dw-401F and ventilation detail section 569-dw-201A as requested.

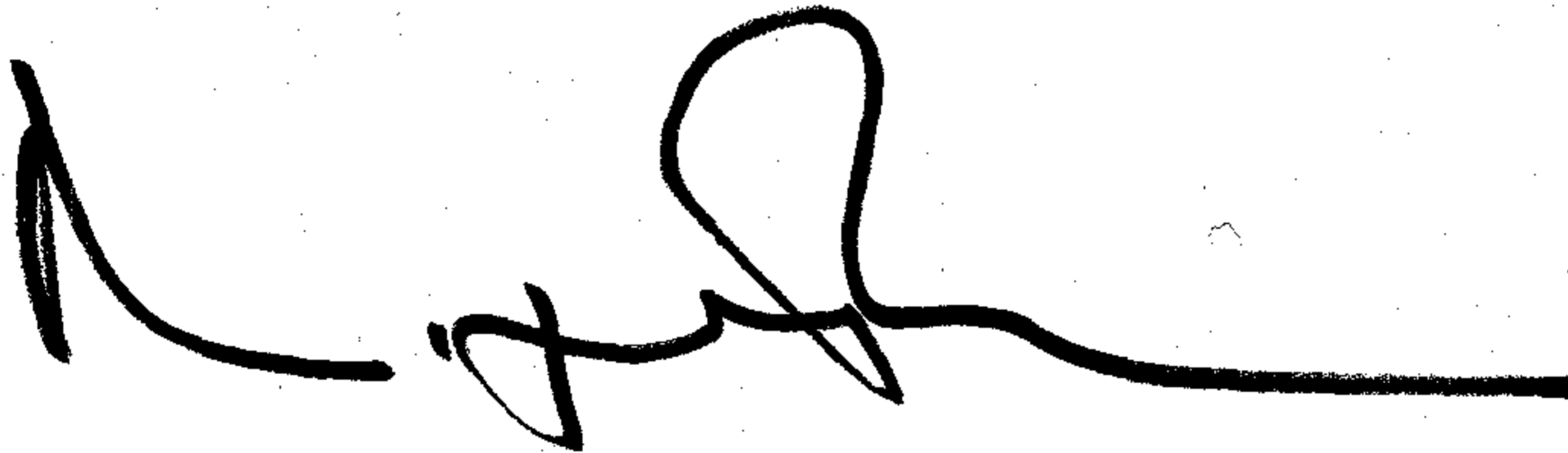
At our meeting with Mary Samuel and Myles Joyce on 19th October I had understood that it was agreed that the further landscape details beyond those attached to the planning application that was approved and those that have been submitted relative to discharge of Condition 7 to date, may only be required prior to commencement of the relevant parts.

We have provided herewith particulars of our proposed planting relative to the house gardens, and otherwise irrigation, and hard and soft landscaping particulars have been supplied previously. If more or revised details are required in addition for areas outside the houses site, this would have to be supplied by the relevant developer for the part concerned, and presumably prior to the commencement of those parts. We are no longer acting for owners of any part of the overall site other than for the developer of the houses fronting Belsize Lane, but had understood from Nick Jacobs and Rob Brew that the submitted landscape details were sufficient to discharge Condition 7.

We also agreed at the meeting of 19th October that particular provisions for bicycle storage in the basement would not be necessary as it is clearly a secure area with generosity of layout sympathetic to the storage of bicycles. This was also previously discussed with Nick Jacobs and later with Sue Cooke and addressed in my letter of 15th September this year.

I also enclose a series of recent photographs annotated to assist in explaining details presented as they have been built.

We seek confirmation that the details that have been submitted relative to houses are approved and that all relevant conditions of permissions relating to the execution of the houses are satisfied.

A handwritten signature in black ink, appearing to read 'Nigel Buller', with a long horizontal line extending to the right.

Yours sincerely,

Nigel Buller
For and on behalf of
Buller Greenbury Associates Limited