

SK



ENVIRONMENT

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

Tel 0171 278 4444  
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Kuldip Malhotra  
KKM Architects  
69 Loudoun Road  
LONDON  
NW8 0DQ

Application No: 9500249R6  
Case File:G7/11/K

14th August 1996

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 and land adjoining 79 Belsize Lane, NW3**

Date of Application : 10/08/1996

Proposal :

**The change of use of the existing building from a hotel to 26 self-contained residential units together with the erection of a 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, as shown on drawing nos. 9603/001, 100B, 110A, 111B, 112A, 220B, 250B.**

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.

Standard Reason:

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

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## Additional conditions:

- 1 The details of the elevations and facing materials to be used on the building 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 Privacy screens shall be provided to the proposed roof terraces at rear ground floor level, details of which shall be submitted to and approved by the Council before the development is begun, and the screens shall be permanently retained.
- 3 The details of the design of the refuse bin stores that form part of the development hereby approved shall not be otherwise than as shall have been submitted to and approved by the Council before the development is begun.
- 4 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.
- 5 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.
- 6 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.

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- 7 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.
- 8 The entrance gate to the rear garden of the adjoining building at 46 Belsize Park shall be removed and the opening filled with fencing to match the existing, as set out in the letter from KKM Architects dated 17.6.96.
- 9 No part of the roof at lower ground floor level over the basement level extension shall be used as a roof terrace, except that part marked as terrace on the approved drawing, and the bay windows that overlook that part of the roof shall not be altered so as to allow access onto the roof, as shown on drawing nos. 9603/220B, 111B.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 In order to prevent unreasonable overlooking of neighbouring premises.
- 3 In order that the Council may give consideration to the details of the proposed development.
- 4 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.
- 5 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.
- 6 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 7 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.

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- 8 In order to clarify the details of the proposed development.
- 9 To protect the amenities of adjoining occupiers.

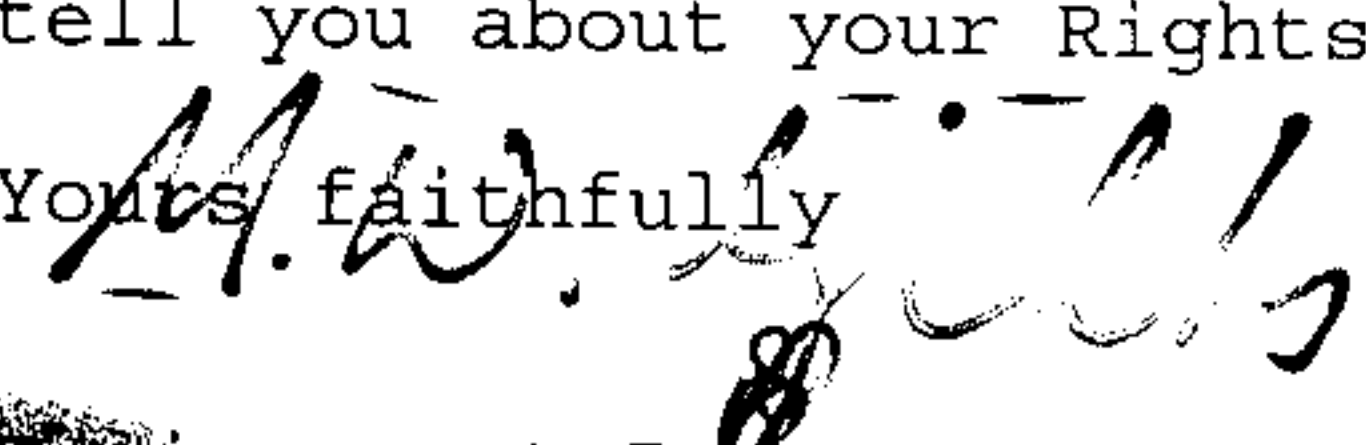
Informatives (if applicable)

- 1 All architectural features on the front elevation, e.g. cornices, architraves, porches, balustrades, etc. and railings should be retained and restored in order to maintain the appearance of the building and the area.
- 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.

This application was dealt with by Rob Brew on 0171 278 4444 ext 2559.

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

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