

Mr Selwyn Lowe  
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8 Cliff Road Studios  
London  
NW12 9AN

Application Ref: **2015/0290/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

14 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**3 Belsize Place**  
**London**  
**NW3 5AL**

Proposal:

Variation of Condition 2 of planning permission 2012/3291/P, dated 21/01/2013 (for erection of building comprising basement and part four-storey (to Belsize Place), part two-storey and part single-storey with mezzanine, and roof terrace at 1st floor, to provide a single-family dwellinghouse), namely to allow alterations to the approved fenestration to the northern corner and rear elevations of the building, the relocation of the main ground floor entrance, alterations to the elevation to the court, the introduction of a balcony to Bedroom 2 at second floor level and an extension of the third floor balcony.

Drawing Nos: Drawing Nos: Replacement

Site Plan SP-00-00 Rev C; Ground Floor Plan GA-00-01 Rev C; Second Floor Plan GA-00-03 Rev D; Third Floor Plan GA-00-04 Rev D; Roof Plan GA-00-05 Rev D; Elevation to Belsize Place EL-00-01 Rev C; Elevation to Court EL-00-02 Rev D; Section 1 & Section 3 SC-00-1/3 Rev D; and Section 7 SC-00-07 Rev D.

Drawing Nos: Superseded



Site Plan SP-00-00 Rev B; Ground Floor Plan GA-00-01 Rev B; Second Floor Plan GA-00-03 Rev C; Third Floor Plan GA-00-04 Rev C; Roof Plan GA-00-05 Rev C; Elevation to Belsize Place EL-00-01 Rev B; Elevation to Court EL-00-02 Rev C; Section 1 & Section 3 SC-00-1/3 Rev C; and Section 7 SC-00-07 Rev C.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 2 of the planning permission granted on 21/01/2013 under reference number 2012/3291/P and subsequently replaced by permission granted on 03/01/2014 under reference number 2013/7084/P shall be replaced by the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access statement by PKS May 2012 including Lifetimes Homes Standards statement; Design and Access addendum; Planning statement by Savills June 2012; Code for sustainable homes Pre-assessment by eb7 consultants dated 20th Sept 2012; Environmental Noise Assessment by Sandy Brown dated 1 June 2012; Daylight and sunlight assessment by eb7 consultants dated 24/05/2012; Email from Graham Boston (TWS) 19th Sept 2012 with Network Rail email attachment; Letter from Uri Mizrahi (TWS) dated 4th October 2012; Letter from PKS dated 31st July 2012; Tree Constraints report by Adam Hollis dated 15th October 2011; Basement impact assessment by TWS dated 27th May 2012 comprising 7 sections including Hydrogeological Review; Updated groundwater readings by TWS dated 1st October 2012;

#### Demolition

150-00; 150-01; 150-02; 150-11 rev1; 150-12; 150-13 rev1; 150-14 rev1;

#### Existing

000-01 rev1; 001-00; 001-01; 001-02; 807-080-01 rev1; 807-080-02; 807-080-03 rev1; 807-080-04 rev1; Belsize Fast Tunnel SPC1 1767yds;

#### Proposed

Site plan SP-00-00 Rev C; Basement floor GA-00-00 Rev B; Ground floor GA-00-01 Rev C; First floor GA-00-02 Rev B; Second floor GA-00-03 Rev D; Third floor GA-00-04 Rev D; Roof plan GA-00-05 Rev D; Elevation to Belsize Place EL-00-01 Rev C; Elevation to Court EL-00-02 Rev D; Sections 1&3 SC-00-1/3 Rev D; Section 2 SC-00-02 Rev C; Section 4/5 SC-00-4/5 Rev C; Section 6 SC-00-6 Rev B; Section 7/Rear Elevation SC-00-07 Rev D; and Proposed outdoor condensing

unit enclosure dwg 11/147-SKMEP03 Rev A.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the host planning permission (ref 2012/3291/P) is subject otherwise to the same terms, drawings, conditions and obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment