

Belsize Ltd
Hillview House
1 Hallswelle Parade
London
NW11 0DL

Application Ref: **2016/2698/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

26 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Village Close Garages
Belsize Lane
London
NW3 5AS

Proposal: Variation of conditions 3, 9 and 11 to amend the point at which details have to be submitted under planning permission 2014/3604/P dated 20/01/16.

Drawing Nos: Application Form dated 13 May 2016

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

- 1 For the purposes of this decision, condition no.3 of planning permission 2014/3604/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

No works above ground level shall take place until detailed drawings and/or samples of materials as appropriate, in respect of the following, have been submitted to and approved in writing by the local planning authority:



a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

d) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.

c) Details elevations and section showing typical facing brick arrangement including expansion joints vertical and horizontal banding;

d) Samples and manufacturer's details of new facing materials including brickwork, windows and door frames, glazing, balconies, balustrades, metal panels and any other facing materials shall be submitted to and approved by the local planning authority prior to commencement of the development and implemented in accordance with any such approval.

In addition a sample panel of brickwork no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 For the purposes of this decision, condition no.9 of planning permission 2014/3604/P shall be replaced with the following condition:

REPLACEMENT CONDITION 9

No works above ground level shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 For the purposes of this decision, condition no.11 of planning permission 2014/3604/P shall be replaced with the following condition:

REPLACEMENT CONDITION 11

No works below ground level shall take place until details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change and demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

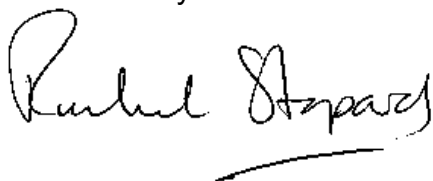
Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The proposed variation to the wording of the conditions would not change the information that is required to be submitted. It would amend the trigger point at which details need to be submitted to the Local Planning Authority for approval, to allow the development to commencement with the need for details of materials, landscaping and SUDS. These amendments would not materially affect the development, as the details still need to be approved before the relevant part of the works commences.
The full impact of the proposed development has already been assessed by virtue of the original approval granted on 20/01/16 reference 2014/3604/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.
- 2 You are advised that this decision relates only to the amendments to the wording of conditions 3,9 and 11 set out on the application form and shall only be read in the context of the substantive permission granted on 20/01/16 reference 2014/3604/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Rachel Stopard
Director of Supporting Communities

Director of Supporting Communities

2016/2698/P

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