

Mr. Selwyn Lowe
PKS Architects LLP
8 Cliff Road Studios
London
NW1 9AN

Application Ref: **2016/2509/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

31 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
3 Belsize Place
London
NW3 5AL

Proposal: Amendments to planning permission 2012/3291/P (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 (Class C3) (following demolition of part single-storey, part three-storey existing office building (Class B1)), dated 21/01/13, to include omission of garage, balcony and louvres and minor amendments to colonnade and fenestration.

Drawing Nos: Replacement

Site Plan SP-00-00 Rev D; Ground Floor Plan GA-00-01 Rev D; Second Floor Plan GA-0003 Rev E; Elevation to Belsize Place EL-00-01 Rev D; Elevation to Court EL-00-02 Rev E; Section 1 & Section 3 SC-00-1/3 Rev E; Section 4/5 SC-00-4/5 Rev D and Section 7 SC-00-07 Rev E.

Drawing Nos: Superseded

Site Plan SP-00-00 Rev C; Ground Floor Plan GA-00-01 Rev C; Second Floor Plan GA-0003 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; Section 4/5 SC-00-4/5 Rev C and Section 7 SC-00-07 Rev D.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 and then by permission granted on 14/09/2015 under reference number 2015/0290/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 D; Basement floor GA-00-00 Rev B; Ground floor GA-00-01 Rev D; First floor GA-00-02 Rev B; Second floor GA-00-03 Rev E; Third floor GA-00-04 Rev D; Roof plan GA-00-05 Rev D; Elevation to Belsize Place EL-00-01 Rev D; Elevation to Court EL-00-02 Rev E; Sections 1&3 SC-00-1/3 Rev E; Section 2 SC-00-02 Rev C; Section 4/5 SC-00-4/5 Rev D; Section 6 SC-00-6 Rev B; Section 7/Rear Elevation SC-00-07 Rev E; 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.

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

Informatives:

- 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 and then by permission granted on 14/09/2015 under reference number 2015/0290/P outlines the approved drawings that the development permitted should be carried out in accordance with.

This application seeks amendments to the approved plans, superseding a number of drawings set out in Condition 2. The amendments include the following:

- Omission of the built-in single storey garage at the rear of the approved house - this is to be replaced with a new rear entrance lobby incorporating the 2 cycle storage places required in the permission;
- Amendments to Colonnade base - the works to the neighbouring garage court include the reduction of the ground levels by around 650mm, so that the long elevation of the building fronting the court is effectively extended downwards by the same dimension. Building heights are to remain unchanged;
- Omission of vertical metal louvres that were to infill the colonnade along the garage court side and the adjacent ground floor windows;
- Omission of balcony at second floor level; and
- Minor changes to the window design at the rear of the taller section of the building as shown on Section 7/Rear Elevation.

The amendments do not alter the development significantly from what was described within planning permission 2012/3291/P and do not conflict with any conditions of the permission. Furthermore, the amendments do not change the use nor do they introduce a new use within the development. There is no increase in overall floorspace within the proposed development.

The proposed amendments would not result in any increase to the overall bulk and massing that would raise amenity or townscape impacts. The alterations proposed would not increase the impact of the development on neighbouring occupiers by way of overlooking, loss of light, sense of enclosure or noise.

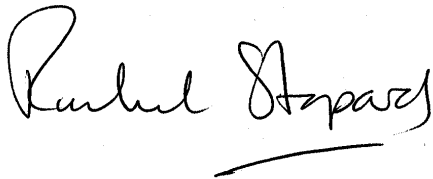
An objection has been received and taken into consideration. No objections have been raised by the Council's Conservation and Heritage Section to the proposed changes. The sites planning history has been taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 21/01/2013 under reference number 2012/3291/P. In the context of the permitted scheme, it is considered that the proposed amendments are minor and constitute a non-material amendment to the development. The amendments raise no land use issues, significant townscape, amenity, transport or environmental

impacts.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 21/01/2013 under reference number 2012/3291/P and is bound by all the conditions and obligations (as amended by this application) 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities

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