

Mr Enrico Cherubini  
Regina House  
124 Finchley Road  
London  
NW3 5JS

Application Ref: **2017/1123/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

4 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Belsize Place Garages**  
**Belsize Place**  
**Belsize Park**  
**NW3 5AL**

Proposal:

Details of hard and soft landscaping required by condition 4 of planning permission 2016/6708/P dated 13/02/2017 for replacement of garages and car parking spaces with landscaped garden.

Drawing Nos: BPG-1601-EX-LP, BPG-1601-PR-VEG, BPG-1601-PR-PLANTS SCHEDULE, BPG-1601-PR-HARD FINISHES, BPG-1601-PR-SUBSTRATES, BPG-1601-PR- Maintenance schedule letters dated 20/02/2017 and 25/04/2017.

Informative(s):

- 1 Condition 4 of permission 2016/6708/P requires full details of hard and soft landscaping and means of enclosure of all un-built open areas at the site.

The Council's Trees and Landscaping Officer has reviewed the details submitted and confirmed that the quality and sustainability of the proposed landscaping at the site is sufficient to satisfy the requirements of the condition, particularly given the wide variety of plant species and types proposed which are considered to enhance



the biodiversity of the site.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Two objections were received from neighbouring residents and duly taken into account prior to making this decision. The full impact of the proposed development has already been assessed. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

As such, the proposed development is in general accordance with policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

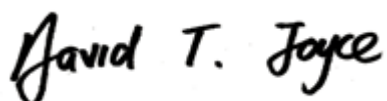
- 2 You are advised that all conditions relating to planning permission 2016/6708/P dated 13/02/2017 which need details to be submitted, have been approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning