

Mr Enrico Cherubini
3 Belsize Place
London
NW3 5AL

Application Ref: **2017/1247/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

15 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Belsize Place Garages
Belsize Place
London
NW3 5AL

Proposal:
Details and drawings of brickwork and garage doors and details of approved living roof required by conditions 4 and 6 of planning permission 2015/6300/P dated 07/03/2016 (erection of a new block of garages with landscaping, changes to boundaries and levels).

Drawing Nos: BPG-1502-PR-SC-1 A, BPG-1502-PR-PL-01 C, BPG-1502-PR-SC-2 A, EAD London technical detail, Intensive Green Roof technical specification, Maintenance details cover letter dated 25/04/17.

Informative(s):

- 1 Condition 4 of permission reference 2015/6300/P dated 07/03/2016 requires full details relating to the brickwork, forecourt block paving, garage doors and facing materials to be used at the site.

The Council's Conservation Officer has reviewed the details submitted and confirmed that the quality and robustness of the materials proposed would



safeguard the appearance of the site and surrounding conservation area and are sufficient to discharge the requirements of the condition.

Condition 6 of permission reference 2015/6300/P dated 07/03/2016 requires full details relating to the materials, species, planting density and substrate of the approved living roof.

The Council's Trees and Landscaping Officer has reviewed the details submitted and confirmed that the quality and sustainability of the proposed living roof at the site is sufficient to satisfy the requirements of the condition.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Three comments 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 CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP22, DP24, DP23, DP25, DP32 of the London Borough of Camden Local Development Framework Development Policies.

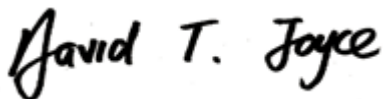
- 2 You are reminded that condition 5 of permission reference 2015/6300/P dated 07/03/2016 is outstanding and requires details to be submitted and approved.

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



David Joyce
Director of Regeneration and Planning