

Mr Phillip Clark
Belsize Park Developments Limited
3rs Floor Sterling House
Langston Road
Loughton
Essex
IG10 3TS

Application Ref: **2013/5769/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

19 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**42-45 Belsize Park
London
NW3 4 EE**

Proposal:

Erection of new building on site of 42-43 Belsize Park comprising basement, lower ground, ground and first to third floor along with new building on site of 44-45 Belsize Park linked at lower ground and ground floor, to provide 10 residential units (2 x 6 bed, 2 x 3 bed & 6 x 2 bed) with associated car parking and landscaping.

Drawing Nos: Site location plan; 11-029/AP3 01C; 11-029/AP3-02 C; 11-029/AP03-03 C; 11-029/AP03-04 B; 11-029/AP03 05 B; 11-029/AP3 06 C; E11-29/AP3-07 C; 11-029/AP3-08 C; 11-029/AP3-09 B; 11-029/AP3-10 B; 11-29/AP3-11 C; 11-029/AP3-12 C; 11-029/AP3-13 D; 11-29/AP3-14 B; 646/400 Rev C9; 413 Rev C1; 502 Rev T1; 503 Rev C1; 504 Rev C1; 510 Rev T2; 511 Rev T3; 512 Rev T3; 513 Rev T4; 514 Rev T2; 515 Rev T2; 518 Rev C2; 519 Rev C4; 520 Rev C4; 522 Rev C5; 523 Rev C1; 524 Rev T1; 525 Rev T1; 526 Rev T1; 527 Rev T1; 528 Rev T1; 529 Rev T1; 531 Rev C1; 532 Rev C2; 533 Rev C1; 534 Rev C2; 537 Rev C2; 538 Rev T1; 539 Rev T1; 540 Rev C1; 541 Rev C1 & 11-029/AP3-09 Rev E.

Statement of Significance and Impact (by J. Sanderson, 10/8/11), Draft construction transport plan (by TTP Consulting, June 2011), Basement impact assessment (CGL, October 2011), Construction Management Plan (by Belsize Park Developments, June



2011), Transport Statement (by TTP Consulting, June 2011), Internal Daylighting Calculations (by Abba Energy Ltd, 16/6/11), Energy Statement (by Abba Energy Ltd, 8/6/11), Affordable Housing Economic Appraisal (by Shaw Corporation), Heritage Statement (by Maddox & Assoc's, 8/6/11), Design and Access Statement (by Maddox & Assoc's, June 2011), Planning Statement (by Maddox & Assoc's, 10/6/11) & Code for Sustainable Homes pre-assessment report by Eco Design Consultants dated 1st Sept 2014

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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 11-029/AP3 01C; 11-029/AP3-02 C; 11-029/AP03-03 C; 11-029/AP03-04 B; 11-029/AP03 05 B; 11-029/AP3 06 C; E11-29/AP3-07 C; 11-029/AP3-08 C; 11-029/AP3-09 B; 11-029/AP3-10 B; 11-29/AP3-11 C; 11-029/AP3-12 C; 11-029/AP3-13 D; 11-29/AP3-14 B; 646/400 Rev C9; 413 Rev C1; 502 Rev T1; 503 Rev C1; 504 Rev C1; 510 Rev T2; 511 Rev T3; 512 Rev T3; 513 Rev T4; 514 Rev T2; 515 Rev T2; 518 Rev C2; 519 Rev C4; 520 Rev C4; 522 Rev C5; 523 Rev C1; 524 Rev T1; 525 Rev T1; 526 Rev T1; 527 Rev T1; 528 Rev T1; 529 Rev T1; 531 Rev C1; 532 Rev C2; 533 Rev C1; 534 Rev C2; 537 Rev C2; 538 Rev T1; 539 Rev T1; 540 Rev C1; 541 Rev C1 & 11-029/AP3-09 Rev E.

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Reason:

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

- 2 The detailed drawings and samples of materials for the hereby approved development shall not be otherwise than those which were approved by the Local Planning Authority under numbers 2013/4608/P dated 19/08/2014 and 2013/5807/P dated 29/10/2013.

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.

- 3 The details of hard and soft landscaping and means of enclosure of all un-built, open areas shall not be otherwise than those which were approved by the Local Planning Authority under reference numbers 2012/2735/P dated 30/07/13 and 2013/7435/P dated 09/04/2014

Reason: To ensure that the landscaping is carried out within a reasonable period of time and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy CS14 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.

- 4 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy CS14 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.

- 5 The details of the proposed cycle storage area for 24 cycles approved by the Local Planning Authority under reference 2012/2365/P dated 18/06/2012 shall be provided in their entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The basement works hereby approved shall be supervised by the qualified chartered engineer who was given approval by the Local Planning Authority under reference 2012/2365/P dated 18/06/2012. Any subsequent change or reappointment will require approval from the Planning Authority.

Reason: To protect the structural stability of the host building and neighbouring buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The details of the location, design and method of waste storage and removal (including recycled materials) approved by the Local Planning Authority under reference 2012/2365/P dated 18/06/2012 shall be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the area generally in accordance with the requirements of policies CS5 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies

- 8 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The details of the sustainable urban drainage system approved by the Local Planning Authority under reference 2013/1381/P dated 03/05/2013 shall be implemented as part of the overall 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.

- 10 The windows and skylights indicated as being fixed shut and obscure glazed on the drawings hereby approved shall be provided as such and shall be retained with obscure glazing for as long as those windows remain in existence.

Reason: In order to protect adjoining occupiers from loss of privacy as a result of overlooking in accordance with Policy CS5 of the Core Strategy and DP26 of the Development Policies of the Camden Local Development Framework.

- 11 The slab levels and building heights of the development hereby approved shall not be otherwise than those details approved by the Local Planning Authority under reference 2012/2365/P dated 18/06/2012.

Reason: In order to ensure that the height of the development is no greater than indicated on the approved drawings, so as to protect the amenities of the area and the availability of light enjoyed by nearby premises, in accordance with policies CS5 of the Core Strategy and DP26 of the Development Policies of the Camden

Local Development Framework.

- 12 The security measures including lighting to entrance areas, windows, entrances/exits, CCTV (including camera positions, plus appearance of cameras, mountings and any other associated equipment) shall accord with those details approved by the Local Planning Authority under reference number 2012/4021/P dated 25/09/2012.

Reason: To ensure that suitable measures are taken in respect of community safety/security of the site in its location, in accordance with Policy CS17 of the Core Strategy of the Camden Local Development Framework.

- 13 The development shall be carried out in accordance with the structural survey of neighbouring structures which was approved by the Local Planning Authority under reference 2012/4252/P dated 30/07/2013.

Reason: To protect the structural stability of the host building and neighbouring buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 14 The energy output measures approved by the Planning Authority under reference 2014/6055/P dated 25/09/2014 shall be provided in their entirety into each of the new units hereby approved prior to their first occupation and permanently maintained and retained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation 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.

- 15 Within 3 months of 1st occupation a final Code for certificate of compliance and accompanying statement should be submitted to the local planning authority demonstrating that by reasonable endeavours the target credits have been met.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service,

Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment