

Application ref: 2018/0184/P
Contact: Nora-Andreea Constantinescu
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Date: 26 June 2019

Development Management
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Kasia Whitfield Design
Garden Flat
90 Fellows Road
Belsize Park
London
NW3 3JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat A 39 Belsize Square
London
NW3 4HL

Proposal: Variation of condition 2 (approved plans) of planning application ref 2010/1289/P (dated: 15/03/2011) for the erection of a single storey garden house at the rear of the garden, for the use of the lower ground floor flat (Class C3) granted at the appeal ref no. APP/X5210/A/10/2142052, and varied under planning permission 2012/4083/P (dated: 19/11/2012); changes relate to enlarged decking and minor alterations to outbuilding.

Drawing Nos: Proposed drawings: Letter from agent Kasia dated February 2019; BS-PP3 Rev F; As approved 2012/4083/P & As constructed in 2016; Outbuilding measurement Pic 1, Pic 2 Feb 2019.

Superseded drawings: BS-PP2 Rev D, BS-PP3 Rev D and BS-PP4.

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

Conditions and Reasons:

- 1 The green roof on the outbuilding shall be maintained in accordance with the maintenance scheme as approved under application reference 2012/4083/P (dated 19/11/2012) or other such maintenance details which have been submitted to and approved in writing by the local planning authority.

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 policies A2 and A3 and D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 For the purposes of this decision, condition no.2 of planning permission 2012/4083/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

BS-EX1; BS-PP2 Rev F; BS-PP3 Rev F; Letter from agent Kasia dated February 2019; As approved 2012/4083/P & As constructed in 2016; Outbuilding measurement Pic 1, Pic 2 Feb 2019.

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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer