

Application ref: 2019/3497/P
Contact: Laura Hazelton
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Development Management
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Edwards Wilson
The Gallery
St Margaret Pattens Church
london
EC3M 1HS
U.K.

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
St Peters Vicarage
53 Belsize Square
London
NW3 4HY

Proposal: Details of building foundations and cycle parking required by conditions 3 and 9 of planning permission reference 2016/2470/P (dated 18/11/2016) for the 'Demolition of existing vicarage and erection of a terrace comprising a replacement 3 bedroom vicarage with 1 bed flat above and a further 2 x 4 bedroom terrace houses with associated hard and soft landscaping'.

Drawing Nos: 98 rev.P2, 99 rev. P1, 903 rev. A, 904, 905, 906

The Council has considered your application and decided to grant approval of details

Informative(s):

1 Reason for granting permission:

Details of the proposed pile layout have been provided along with confirmation that the piles and services will be flexible, depending on the location of significant roots. The Council's Tree Officer has assessed the submitted details and confirmed they are sufficient to ensure that the development will not have an adverse effect on existing trees in accordance with the requirements of policy CS15 of the Core Strategy.

Details have been provided of the proposed cycle stores which would provide space for two bicycles per store, would be step-free, secure and covered, and as such would meet the requirements of policy CS11 of the Core Strategy and policy DP17 of the Development Policies.

Overall, the submitted details are considered sufficient to discharge conditions 3 and 9.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

- 2 You are reminded that conditions 6 (green roof details), 7 (brickwork sample), 8 (detailed drawings), 10 (water use), 11 (evidence of sustainable design measures), 13 (PV panels) and 14 (Accessibility) of planning permission reference 2016/2470/P (dated 18/11/2016) remain outstanding and require details to be submitted and approved by the Council.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey grid background.

Daniel Pope
Chief Planning Officer