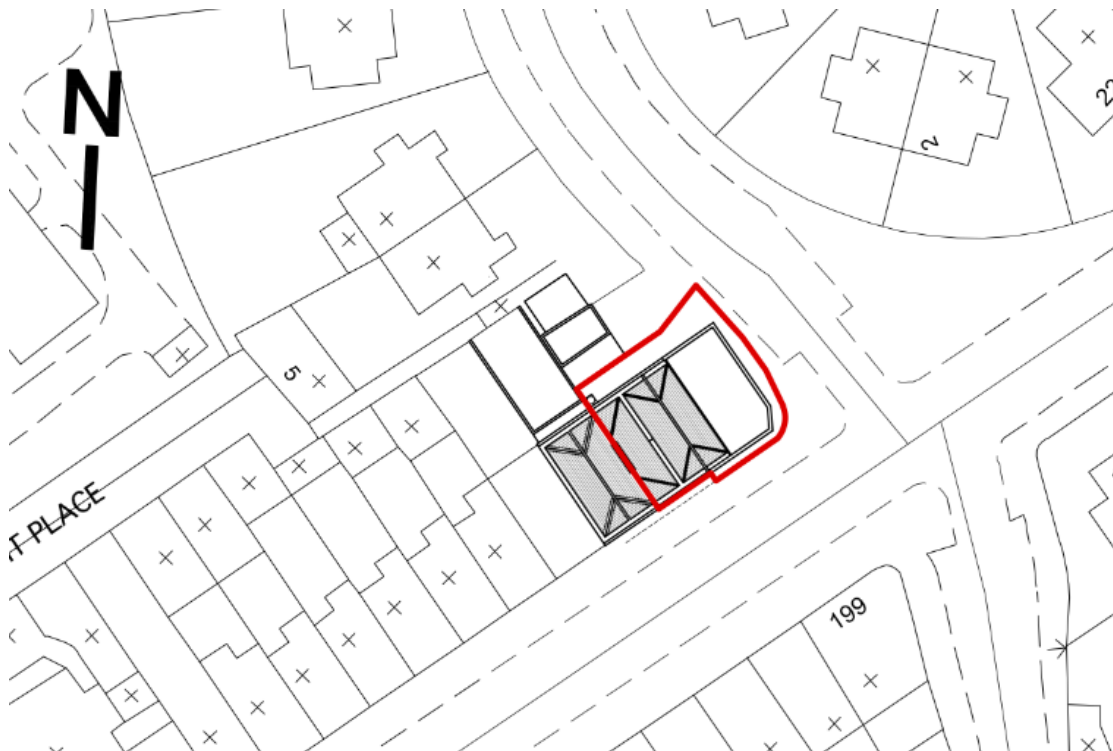


# PLANNING STATEMENT

228 BELSIZE ROAD, LONDON NW6 4BT



**Figure 1.** Existing Photo of the Property



**Figure 2.** Location Plan of the Property<sup>1</sup>

<sup>1</sup> Please note the above drawings are not in scale

This is an application for the Discharge of Conditions 2, 5 and 6 of of Planning Permission No. 2015/5832/P granted on the 17th of May 2017.

The approved application proposed the demolition of the existing single storey extension and the erection of a 3-storey plus basement building to provide enlargement of the existing Class A3 restaurant at ground and basement level and the provision of 2no. 1-bed and 2no. 2-bed units on the first and second floors to replace the existing 3no. studios and 1no. 1-bed units. It also proposed alteration to the shopfront.

#### Condition 2:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Samples panels of all facing materials to include brickwork and window frames together with manufacturer's specifications.

b) Details including typical sections at 1:10 of all windows (including jambs, head, sill and reveal), external doors and canopy;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

#### Condition 5:

The proposed new dwellings as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance

should be submitted to and approved by the Local Planning Authority prior to occupation.

Condition 6:

Prior to construction the development hereby approved shall submit a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development to be approved by the Local Planning Authority. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

A Non-Material Amendments Application has been submitted on the 19<sup>th</sup> of December 2019 seeking approval for minor alterations to the approved elevations and the residential entrance, which is currently pending registration.