

Application ref: 2020/2438/P  
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**Development Management**  
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Simoni Devetzi  
23 Cranbrook Lane  
London  
N11 1PH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**228 Belsize Road**  
**London**  
**NW6 4BT**

Proposal:

Details of Archaeological Evaluation Report required by condition 11 of planning permission ref: 2015/5832/P dated 17/05/2017 for the 'Demolition of existing single storey extension and erection of 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. Alteration to shopfront'.

Drawing Nos: Archaeological Evaluation Report dated May 2020 by AOC Archaeology Group

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting permission:

An Archaeological Evaluation Report has been prepared by AOC Archaeology Group to discharge condition 11. An archaeological evaluation comprising a single trench was undertaken on 12th May 2020 before construction of the

approved development. The trench showed natural deposits which were overlain by made ground of post-medieval date, which is likely to be upcast from railway construction in the 1850s, prior to construction of the properties along Belsize Road in the 1860s. No finds or features of archaeological significance were revealed, despite the site's proximity to the medieval Kilburn Priory.

The report has been reviewed by Historic England who confirm no further archaeological work is necessary and the archaeological requirements secured by condition 11 have been satisfied.

As such, the submitted details are in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 5 (Accessibility), 6 (Sustainability statement), and 7 (Internal water use) of planning permission granted on 17/05/2020 (ref: 2015/5832/P) are outstanding and require details to be submitted and approved.

Details for condition 2 (Detailed drawings) have been submitted and are pending determination.

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  
Director of Economy, Regeneration and Investment