

Application ref: 2020/0045/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: laura.hazelton@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Ms 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:

Submission of detailed drawings, accessibility details, and sustainability statement as required by conditions 2, 5, and 6 of planning permission ref: 2015/5832/P dated 17/05/2017 (as amended 09/09/2020 ref: 2019/6334/P) 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: W01, W02, W03, W04 (window sections), W04 (rear second floor's window elevation), D01, D02, D03, D04, D05, Window schedule document, and Planning statement.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission:

Detailed drawings of new windows and doors have been provided to discharge condition 2 (part b). The condition originally required detailed drawings of the

residential entrance canopy, but this feature has been removed by the recent S73 amendment application. The submitted details have been reviewed by the Council's Conservation Officer and are considered to safeguard the appearance of the premises and the character of the immediate area.

The submitted drawings have been reviewed by the Council's Building Control department who confirm the new dwellings have been designed in accordance with Building Regulations Part M4 (2), and as such, would ensure the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

A sustainability statement has been submitted demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development. The statement has been reviewed by the Council's Sustainability Officer who has confirmed the new elements of the development are thermally efficient and the existing elements have been upgraded. Further evidence of implementation is required prior to occupation to fully discharge the condition.

One objection has been received; however, the points raised relate to the already consented scheme rather than the details currently under consideration.

The full impact of the proposed development has already been assessed during the determination of the original consent (reference 2019/6089/P (as amended 09/09/2020 under ref: 2019/6334/P). The planning history of the site has been taken into account when coming to this decision.

As such, the details are in general accordance with the requirements of Policies D1, D2, C6, CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are reminded that condition 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.
- 3 You are reminded that prior to occupation, evidence demonstrating that the approved sustainable design principles and climate change adaptation measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

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 rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment