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Development Control
Planning Services Environment Department
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

1st November 2001

Dear Sirs

Re: **42-44 BELSIZE PARK, LONDON NW3**

We are pleased to enclose an Application for Planning Approval comprising the following:-

1. Five copies of the Planning Application form
2. The Applicant's cheque in the sum of £570 in accordance with the current scale of fees
3. Five copies of existing and proposed Scheme Drawings as per the attached Schedule of Drawings.
4. Five copies of photographs indicating Belsize Lane frontage, and existing trees and adjacent residential buildings.

In support of our application, we also draw your attention to the following:-

1. Completed Certificate A is included within the Planning Application forms.
2. We have contacted the council to ascertain, confirm and agree that the application should be a new Full Planning Application, with the fee based on that for a proposal for 3 new dwellings, although the application seeks only to vary the existing Planning Consent in the following respects:-
 - a. To replace an existing TPO tree.
 - b. Adjust the design of the 3 housing units.
3. Because there is no need or desire to change the already permitted proposal to convert

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the existing buildings into flats, the plans and elevations of the existing buildings are included within the proposals representing the previous proposals from the already permitted scheme.

4. Survey drawings (Plans and Elevations) of the existing building and of the site as existing are also included as required to make this application.
5. Pre application consultation with the Planning Officer has taken place, and also pre application consultation with the council's landscape architect, Mr Nick Jacobs relative to our proposals to replace the existing Copper Beech and provide further new trees within the site.

We are also in consultation with Mr Chris Yarrow of Chris Yarrow & Associates, who is a Chartered Forester and Arboricultural Association Registered Consultant, to ensure that an appropriate tree is selected and most particularly, that appropriate ground conditions are designed to facilitate the survival and healthy growth of such specimens.

We attach our letter of 8th October, which sets out our reasons in principle for proposing a new "Super Tree" in replacement of the Copper Beech, and you will also note from our proposals that we propose to provide three other new tree specimens, two of which would be planted in soil that is directly connected to sub-soil, rather than planted in retaining boxes on the new car park roof.

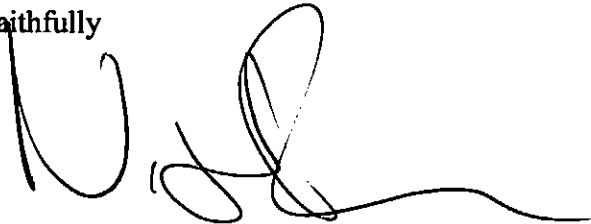
We also attach herewith Chris Yarrow & Associates' drawing, Reference: J16.12/01 describing the principle for planting the "Super Tree", which has been incorporated into our design.

6. We have also amended the subterranean car park layout to suit the proposed tree positions, and you will not in particular that:-
 - i. The number of car parking spaces remains the same as that permitted.
 - ii. The ramp design reflects that already agreed within the existing permission.
 - iii. We have pulled the retaining wall to the West side of the car park, further into our site which has the significant benefit of promoting lateral root growth adjacent garden area. This will therefore further enhance and reinforce the long-term survival and healthy growth of this tree.
 - iv. Additionally, this will reduce the amount of construction in closer proximity to the existing terrace of listed properties immediately to the West.

- v. We have consulted with council officers and the current UDP Supplemental Guidance and confirm that the proposals comply with minimum overlook distances and amenity provisions, but nonetheless you will note that we intend to place the new large specimen and additional smaller specimen trees through the central area between the existing buildings and proposed new houses to further enhance the garden amenity, and privacy to the scheme.
- vi. We have recently benefited from receiving a current survey of the site which has shown some differences in boundary profiles, particularly with respect to the alignment of the site where it bounds Belsize Lane. As a result, a continuous line of terrace fronting onto Belsize Lane appears more appropriate, and the design is intended to provide a modern reinterpretation of a traditional terrace treatment. We believe that this provides a stronger relationship with the listed Victorian Terrace to the West than the previous proposals.
- vii. You will note that applicant is the new owner of this property and is not the previous applicant.

We look forward to receiving your approval, but in the meantime we would welcome any discussion and/or meetings between relevant parties to discuss any aspects of these proposals.

Yours faithfully



NIGEL BULLER

For and on behalf of
**BULLER
GREENBURY
ASSOCIATES
LIMITED**

Encls