

Website Address: <http://www.camden.gov.uk/planning>  
Email Address: [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)

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ENVIRONMENT

Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND  
Tel 020 7278 4444  
Fax 020 7974 1975

REQUEST FOR COMMENTS/OBSERVATIONS FROM

Belsize Park Conservation Area Advisory Committee

42-45 Belsize Park and land adjoining 79 Belsize Lane London NW3

Ref: PWX0103947/ 30th November 2001

Case File:G7/11/K

Variation of the planning permission granted on 27/08/98 (ref: PW9802361R2) for the conversion of 42-45 Belsize Park from a hotel to 25 self-contained flats and the erection of new dwelling houses together with a basement car park and landscaping on land adjoining 79 Belsize Lane, by the variation of the design of the 3 new dwelling houses, the basement car park, and the landscaping including the replacement of an existing tree.  
(Plans submitted).

Comments from CAAC: OBJECT ☐ NO OBJECTION ☐ COMMENT ☐  
(Please tick as appropriate)

Please reject this application.

Though there are three houses the appearance is that there are four, and they therefore seem to be crammed in. The width of unit 3 should be reduced and pulled back from the ramp so that a path may continue round without obstruction by the two corners of the house. the facade to Belsize Lane should be re- designed as a single dwelling.

Before agreeing to any layout of the ground we need further elucidation of the tree landscaping.

No plan of the existing trees has been included.

Is the tree shown in the rear garden of Unit one the existing copper beech? - a valuable tree, which is well shown in the photographs. Adequate steps must be taken to protect it, both during and after the development.

The species of the large tree labelled "replacement tree" should be identified. Even if it is a "super tree" it will take some time to grow to that size. In the absence of a plan of the existing trees it is not clear what it replaces, though a tree is just shown there on the photograph.

" Stairs to carpark" and "outlets to ventilation shafts" shown on the ground plan are located in the landscaping. Further sections and elevations of the outlets of these are needed if they are in fact to be located as indicated. Please elucidate on this point.

Signed: [redacted]

Date: 19/12/01

If you would like to discuss the above application in more detail, please telephone Rob Brew, North West Team, on 020 7974 2559.

All comments and returned plans, should be sent within 21 days to:  
Rob Brew, Development Control, Planning, Environment  
Department Camden Town Hall, Argyle Street, London WC1H 8EQ.  
pccis/caac



INVESTOR IN PEOPLE

Director Peter Bishop