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Application Ref: **2004/5025/P**
Please ask for: **Mary Samuel**
Telephone: 020 7974 **2516**

07 February 2005

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Approval of Details Part Granted/Refused

Address:
42-45 Belsize Park and land adjoining 79 Belsize Lane
London
NW3 4EE

Proposal:
Details solely relating to the erection of three new houses on Belsize Lane, as follows:

- a) Details of the elevations, detailing of the front parapet wall and details of the junction between the new houses and 77 Belsize Lane, pursuant to condition 2 of planning permission dated 1st July 2002 (Reg. PWX0103947/R1) as amended by condition 1 of planning permission dated 2nd October 2003 (Reg. 2003/0066/P);
- b) Details of hard and soft landscaping for the 3 houses, means of enclosure and ventilation to the car park, pursuant to part of condition 7 of planning permission dated 1st July 2002 (Reg. PWX0103947/R1) in relation to the 3 new houses only; and
- c) Details of the refuse storage areas and bicycle stands pursuant to part of condition 10 of planning permission dated 1 July 2002 (Reg. PWX0103947/R1) in relation to the 3 new houses only.



The Council has considered your application and decided the following:

a) to GRANT APPROVAL for:

details relating to part conditions 7 and 10, as itemised above

Drawing Nos: 603-DW-002G, 003B, 10E, 45C, 200C, 300C, 401A, 402A, 404A, 414A, 418A, 420A, 422, 423, 500, 569/DW/1 & 2

Conditions and Reasons:

- 1 The use of the raised patio in the rear garden of house no.77F as a terrace, as shown on drawing no.603-DW-003B, shall not commence until a 1.8m high privacy screen has been constructed on the north side facing no.77E, and it shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000.

- 2 The details of the amended dustbin enclosures, as shown on the revised drawings hereby approved, shall be implemented in their entirety and strictly in accordance with the approved plans before the first occupation of the houses.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to maintain pedestrian safety on the public highway, in accordance with the requirements of policies EN1 and EN13 and TR21 of the London Borough of Camden Unitary Development Plan 2000.

b) to REFUSE :

details relating to condition 2, as itemised above

Drawing Nos:

Reasons for Refusal

- 1 The details of the front elevation of the 3 houses as built, by reason of their inappropriately detailed rendered facade and its lack of articulation, are considered detrimental to the appearance of the 3 new buildings and of the local streetscene and to the character and appearance of the conservation area, contrary to policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

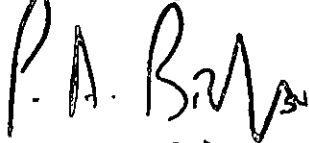
- 1 You are advised that no objection is raised to the details of the rear and side elevations, the front parapet wall, and the junction between the new houses and 77 Belsize Lane.

2 ENFORCEMENT ACTION TO BE TAKEN

You are advised that the Council is considering the possibility of issuing an Enforcement Notice to remedy the breach of planning control in respect of the unauthorised front rendered facade.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. Brown'.

Environment Department

(Duly authorised by the Council to sign this document)