

Nigel Buller
Buller Greenberry Associates
4 Dukes Mews
Manchester Square
London
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23 OCT 2004

Date: 19th October 2004

Our ref: EN04/0703

Inquires to: Myles Joyce

Tel: 7974 3070

2004/5025/P

Dear Mr. Buller,

Town and Country Planning Act 1990.

Re: Non-compliance with conditions of planning permissions granted under Ref. PWX0103947/R1 and 2003/0066/P for land to the rear of 42-45 Belsize park adjacent to 77 Belsize Lane, London NW3

I write with regard to our meeting at Council officers today with Mrs. Mary Samuel, Planning Officer with regard to outstanding compliances with regard to the planning permission granted for lands at the above location.

Further to our meeting, I can confirm that it was agreed that you shall submit the following information for written agreement:

- With regard to condition 1 of 2003/0066/P full details of the elevations of the 3 new houses at a scale of 1:50 including typical details at a scale of 1:10, in particular detailing of the front parapet wall and the existing render of the said houses. In addition, a site location plan indicating the extent or your clients land ownership is also required in association with the above.
- Full hard and soft landscaping details, including ventilation, irrigation systems and access stairs to the car park. This shall include both scale plans and cross-sectional details as appropriate. These shall be submitted to the satisfaction of the planning authority with regard to discharging conditions 7 and 8 of Planning Permission Ref. PWX0103947/R1. It is advised that you provide copies of any correspondence to Planning Officers in the Council associated with any earlier submissions.
- Finally, full details of bicycle control/entry mechanisms at the top of the car entrance map shall be submitted along with full details of the bin stores associated with the three houses. Details shall be submitted both in writing and in scale elevational plan form.

Please note that, the landscaping details informally agreed with the Council on July 2002 showing a shared vehicular access from Belsize Lane to the open space to the rear of the

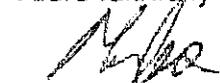


hotel was refused on 18th September 2003 by way of an approval of details for condition 7 of PWX0103947/R1 (Ref. PWX0302248) and as part of an application to extend the existing hotel hostel and provide 8 car parking spaces in this open space (Ref. 2003/3473) which was withdrawn on 24th June 2004. Consequently, it is unlikely that the submission of any details showing this access arrangement would be acceptable to the Council.

The above details shall be submitted for approval within 21 days of the date of this letter.

I hope this clarifies matters but if you wish to discuss anything, please do not hesitate to contact me on 020-7974-3070.

Yours faithfully



Myles Joyce
For the Director,
Environment Department