

603-310-2004.09.15-NBL

2004/5025/P

Sue Cooke
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

15th September 2004

Dear Ms. Cooke,

**Re: Town and Country Planning Act 1990 (as amended):
Land adjacent to 79 Belsize Lane, London NW3 5AU**

I have been trying to contact you relative to discharge of any conditions and to clarify a number of matters in that connection. I believe the situation is as follows:-

1. There are three decisions relating to the erection of 3 three-storey town houses. It is our understanding that the conditions relative to the original decision of 27th August 1998 (PW9802361R2) were superseded by those of the decision of 1st July 2002 (PWX0103947/R1). In any case, the majority of conditions were transferred to the later decision from the earlier decision. Exceptions included Condition 11, which dealt with the design of building foundations and layout, which were included in the submission of the later application and therefore no condition was included to this aspect. Condition 12 of the original permission stated that the development shall be constructed in strict accordance thereby approved or drawings which are subsequently approved pursuant to conditions which are attached to that particular planning permission. The development has been carried out in accordance therewith since internal arrangements of the completed three-storey houses on Belsize Lane are in accordance with the latest permission of 2nd October 2003.
2. Pursuant Condition 1 of the consent of 2nd October 2003, we do point out that the submitted drawings included detailed sections for construction purposes which indicated in considerable and clear detail all parapet and window situations. We also submitted a window sample subsequent to permission being given.

Given the extent of clear and detailed information provided on the submitted drawings, could you please confirm that these submitted information is sufficient to discharge Condition 1 of the permission of 2nd October 2003.

3. Further to Condition 1 of the permission of 2nd October 2003, we also confirm having previously submitted details of proposed junction to the frontage between the proposed houses and 77 Belsize Lane as per our letter of 13th November 2003. Please can you also confirm that Condition 1 of the consent of 2nd October 2003 is satisfied in these respects.
4. With respect to Conditions attached to the decision of 1st July 2002, we confirm as follows:-
5. Condition 1 was complied with, Phase 1 of the consented development commencing approximately one year prior to 27th August 2003.
6. Condition 2 is effectively superseded by Condition 1 of the decision of 2nd October 2003.
7. Condition 4 relates to Phase 3 of the permitted development, which has not yet commenced.
8. Condition 5 has been satisfied and is confirmed on the permitted drawings relating to the decision of 2nd October 2003.
9. Condition 6 relates solely to Phase 3 of the proposed development, which has not yet been commenced.
10. With respect to Conditions 7 and 8, full details were submitted, discussed and agreed with the Council (Mr. R. Brew, Mr. N. Jacobs, and Mr. R. Nixon) during the period October 2002 until January 2003.

All conditions and details have been submitted and agreed with the Council and execution of Condition 8 was agreed to be in accordance with drawing 569/DW/002 revision C as per our letter of 9th July to Mr. Robert Brew of the Council and subsequently revision F as per our letter also to Mr. Brew of 5th August 2002 and more recently in accordance with drawing 603/DW/300A permitted under the most recent decision (2nd October 2003).

11. Condition 9 is noted.
12. Condition 10 relates to details of bicycle control/entry to the car park ramp and refuse storage/bicycle stands within the car park.

Details of the entry system were submitted in January 2003 and agreed with the Council. Refuse storage was also agreed to be pending implementation of a larger car park area on the basis that existing reuse facilities to the properties on Belsize Park would continue and that refuse storage facilities to the three houses were satisfactory as indicated on the submitted drawings. We also presume that permission of subsequently amended drawings under the most recent permission of October 2003 constitute amendment and agreement to refuse storage facilities to the houses.

13. Condition 11 relates to the felling of a copper beech tree that was the subject of a TPO. The felling of this tree was agreed specifically with the Council and confirmed in correspondence.

Whilst there has been considerable liaison and correspondence with the Council relative to the consents to date, it seems that all matters have been dealt with pursuant to relevant conditions for the execution of the Development Phases 1 and 2. (Reduced car park and three houses onto Belsize Lane).

Since completion of Phase 2 is now close, we would be grateful if you could please confirm that this is the case in writing.

As and when Phase 3 proceeds, comprising re-development of the existing villa buildings fronting on to Belsize Park, it is noted that further details would need to be submitted pursuant to the existing conditions.

We look forward to receiving your confirmation as soon as possible.

Yours sincerely,

Nigel Buller
For and on behalf of
Buller Greenbury Associates Limited