

2004/5025/P

569-310-2002.07.092-DH-05L

9<sup>th</sup> July 2002

Mr Rob Brew  
Development Control, Planning Services  
London Borough of Camden  
Town Hall, Argyle Street  
London WC1H 8ND

Dear Mr Brew

**Re: 42-44 Belsize Park and Land Adjoining 79 Belsize Lane, London, NW3**  
**Application No: PWX0103947**

I would refer to my telephone conversation with yourself of the 2<sup>nd</sup> July 2002 with reference to the Planning Application on the above and would confirm your advice that this Application was referred to delegated powers by the Chairman of your Planning Sub-Committee on the evening of 1<sup>st</sup> July and that an Approval Notice in respect of the redevelopment of the above should be issued within the next few days.

I would now refer to my meeting with you of the 2<sup>nd</sup> July 2002 when we discussed various procedures in respect of the redevelopment of the above site and would confirm the following salient points:-

1. Due to construction difficulties it has been decided to curtail the dig for the underground car-park to finish away from the walls of the adjoining properties of No 77c and 79 Belsize Lane and that the rear of the existing hostel.
2. It is therefore envisaged that the overall development will be carried out in phased stages as follows:
  - a. Excavation and building of underground car-park to a reduced area as per drawing No. 569/DW/001A attached. In carrying out the development in this manner allows for contractors working space to the rear of the site between the proposed housing development and the existing hostel thereby eliminating the necessity for contractors site facilities being positioned on the public highway.
  - b. Phase 2 of the development will be the construction of the terraced housing to the frontage of Belsize Lane.
  - c. Phase 3 will be the excavation of the remainder of the car-park to the rear, with the refurbishment of the two villas fronting Belsize Park and all landscaping proposals including tree planting to facilitate the amenity spaces as per the approved drawings.
  - d. During the period of finishing phase 2 and starting commencement on phase 3 the existing garden area will be used for the purposes of car-parking as shown on drawing 569/DW/002C.

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We would confirm that subject to commencement of the works being carried out within the five year expiration period of the planning consent that you have no objections to the works being carried out in the manner detailed above.

Should you have any queries or require any further information then please do not hesitate to contact me.

Yours sincerely

DUDLEY HASPINEALL

For and on behalf of  
**Buller Greenbury Associates Ltd.**