

Application ref: 2021/0939/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Simoni Devetzi
23 Cranbrook Lane
London
N11 1PH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
228 A Belsize Road
London
NW6 4BT

Proposal:

Evidence of internal water use as required by condition 7 - Part discharged - of planning permission ref: 2015/5832/P dated 17/05/2017 (as amended 09/09/2020 ref: 2019/6334/P) for the 'Demolition of existing single storey extension and erection of 3 storey plus basement building to provide enlargement of the existing Class A3 restaurant at ground and basement level and the provision of 2no. 1-bed and 2no. 2-bed units on the first and second floors to replace the existing 3no. studios and 1no. 1-bed units. Alteration to shopfront.

Drawing Nos: 228 Belsize Road flat 6 water calculator, 228 Belsize Road flat 3 water calculator, 1st floor WC's, B01, B02, B03, B04, P05.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting permission

Condition 7 requires evidence demonstrating that the development shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use (110l,p,d).

The applicant has advised that the approved scheme has been partially implemented on site, as the four existing studio units within no.228 have been retained as existing, but the two new two bedroom units being delivered within the new build element have been constructed as approved. As such, the applicant seeks to partially discharge condition 7 with respect to two units only (new flat 3 and new flat 6).

The submitted details demonstrate that these units would achieve the required maximum water use, and as such, would ensure the development contributes to minimising the need for further water infrastructure in an area of water stress. It is therefore recommended that condition 7 is partially discharged.

No objections have been received prior to determination.

The full impact of the proposed development has already been assessed during the determination of the original consent approved on 09/09/2020 under ref: 2019/6334/P. The planning history of the site has been taken into account when coming to this decision.

As such, the details are in general accordance with the requirements of Policy CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6 (proof of implementation of sustainability measures prior to occupation) and 7 (maximum internal water use for 2 x 1 bed flats) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer