

Application ref: 2022/4875/P  
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10 The Walk  
Fox Lane  
London  
N13 4AA

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:

Details of evidence demonstrating implementation of approved sustainability measures as required by condition 6 of planning permission ref. 2019/6334/P dated 09/09/2020 (which amended 2015/5832/P dated 17/05/2017) 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 2 x 1 bed and 2 x 2 bed units on the first and second floors to replace the existing 3 studios and 1 x 1 bed unit.

Drawing Nos: Planning Statement for 228 Belsize Road; 228 Belsize Road flat 6 water calculator, 228 Belsize Road flat 3 water calculator

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

Informative(s):

1 Reasons for granting approval-

Condition 6 required the submission of a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction

of the development. Evidence that the approved measures have been implemented is required prior to occupation.

A sustainability statement has already been submitted and approved under ref. 2020/0045/P and this application now seeks to discharge the second part of the condition. Evidence has been provided including details and photographs showing the incorporation of the measures outlined in the sustainability statement. These include thermally efficient glazing, low energy lighting, efficient white goods, sustainable heating measures, and evidence of reduced water use. The evidence is sufficient to demonstrate that the previously approved measures have been installed on site.

The applicant has advised that the approved scheme has been partially implemented on site, as the four existing studio units within the existing building at no.228 have been retained as existing, but the 2 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 6 with respect to the two units only (new flat 3 and new flat 6).

It is therefore recommended that the second part of condition 6 is partially discharged.

The full impact of the proposed development has already been assessed during the determination of the original permission 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 policies CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are reminded that condition 6 (proof of implementation of sustainability measures for 2 approved 1 bed flats) and condition 7 (maximum internal water use for 2 approved 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