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Application Ref: **2011/1686/C**  
Please ask for: **Elizabeth Beaumont**  
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16 November 2012

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Conservation Area Consent Granted**

Address:  
**53 Fitzroy Park**  
**London**  
**N6 6JA**

Proposal:  
Demolition of existing dwelling.  
Drawing Nos: 0932-0100-AP-002 PL02; 0932-0100-AP-003 PL03; 0932-0100-AP-004  
PL02; 0932-0100-AP-005 PL02; 0932-0100-AP-006 PL02; 0932-0100-AP-007 PL02;  
0932-0100-AP-008 PL02; 0932-0100-AP-009 PL02

The Council has considered your application and decided to grant conservation area consent subject to the following condition(s):

#### Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full



planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting conservation area consent

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS14 (Promoting high quality places and conserving our heritage) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- It is considered that the principle of the demolition of the existing building is acceptable given the acceptability of the bulk, scale and detailed design of the replacement building

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