

BUJ Architects LLP  
36 Millharbour  
London  
E14 8TXApplication Ref: **2012/2740/C**  
Please ask for: **Neil Zaayman**  
Telephone: 020 7974 **2630**

12 February 2013

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:  
**Site Adjacent to  
41 Ferncroft Avenue  
London  
NW3 7PG**

## Proposal:

Demolition of existing garage.

Drawing Nos: Site Location Plan PL 001; Drawing No(s) (Prefix PL): 002 Rev D; 010 Rev D; 020 Rev D; 021 Rev C; 022 Rev C; 023 Rev C; 030 Rev D; 031 Rev D; 032 Rev D; 033 Rev C; 040 Rev D; 041 Rev D; 050; 051; 052; 080 Rev D; 200; 210; 400 Rev D;

Design and Access Statement by BUJ Architects dated August 2012 (Rev C);

Code for Sustainable Homes Pre-Assessment by Mendick Waring Ltd dated July 2012;

Energy Strategy by Mendick Waring Ltd dated July 2012;

Flood Risk Assessment Code for Sustainable Homes by Dr Paul Garrad dated April 2012;

Arboricultural Impact Assessment Report by Landmark Trees dated 10th May 2012;

Construction Management Plan by CJ O'Shea &amp; Co Ltd dated 22nd January 2010;

Existing Garage Demolition Planning Permission Decision Notice dated 6th October 2009;

Daylight / Sunlight Report by Drivers Jonas Deloitte;

Movement Report by Walsh Associates dated 16th July 2007;

Basement Impact Assessment (consisting of: Main Report; Screening part 1 &amp; 2; Scoping part 2 - 4) by CJ O'Shea &amp; Company Ltd dated April 2012.



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 B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

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