

Savills - The London Planning Practice
Lansdowne House
57 Berkeley Square
London W1J 6ER

Application Ref: **2012/3368/C**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 3231

21 January 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:
3 Belsize Place
London NW3 5AL

Proposal:
Demolition of part single-storey, part three-storey existing office building(Class B1).
Drawing Nos: 000-01 rev1; 150-00; 150-01; 150-02; 150-11 rev1; 150-12; 150-13 rev1;
150-14 rev1;

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 DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting planning permission/conservation area consent/listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policies 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 policies 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:- demolition and replacement of existing building with development of high quality of design.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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