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Application Ref: **2012/1640/C**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

7 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 Subject to a Section 106 Legal Agreement**

Address:  
**The Lodge  
Fitzroy Park  
London  
N6 6HT**

Proposal:  
Demolition of existing 3-storey dwelling house.  
Drawing Nos: 132\_S\_01 P1; 132\_EX\_00 P1; 132\_EX\_01 P1; 132\_EX\_02 P1; 132\_EX\_03 P1; 132\_ES\_01 P1; 132\_EE\_01 P1; 132\_EE\_02 P1; 132\_DE\_00 P1; 132\_DE\_01 P1; 132\_DE\_02 P1; 132\_DE\_03 P1; 132\_DE\_04 P1; Design and Access Statement by 21ST Architecture Ltd dated March 2012; Heritage Statement by 21ST Architecture 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 CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to commencement of demolition a structural method statement for the works of demolition shall be submitted to and approved in writing by the Council. The statement shall include details of the method of securing the retention and protection of all walls, floors and roof structures (including dormers and chimneys) shown to be retained on the demolition drawings hereby approved. No works of demolition shall be carried out other than in accordance with the approved method statement.

Reason: To safeguard the appearance of the premises and the character of the immediate 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 policies 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 conservation area consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this conservation area consent, please refer to the officers report

#### Disclaimer

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