

PKS Architects LLP  
10 Deane House Studios  
Greenwood Place  
LONDON  
NW5 1LB

Application Ref: **2011/3477/C**  
Please ask for: **Gavin Sexton**  
Telephone: 020 7974 **3231**

27 March 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:  
**11 Netherhall Gardens**  
**London**  
**NW3 5RN**

Proposal:  
Demolition of existing building (with the exception of the party wall with 9 Netherhall Gardens).

Drawing Nos: Site Location Plan (000-01); 001-001F, -100 F, -101 F, -102 F, -103 F, -104 F, -105 F, -110 F, -111 F, -112 F, -113 F, -114 C, -115 D, -116 C, -117 C, -118 D, -121 F; D01 A; DE01 A; EX01; EX02; EX03; 1108/SK/01; 1108/SK/02; Basement Risk Assessment by Price&Myers Sept 2011; Sustainability statement by Eight Associates Aug 2009; The Code for Sustainable Homes (Preliminary Assessment) by Dan Hilsdon July 2009 RevA; Arboricultural Constraints report 9/2/2009 by Landmark Trees; Letter from Watts Group dated 1/8/08; Letters from Andrew Firebrace Structural and Civil Engineering Partnership dated 2/1/2001 and 29/08/2001; Correspondence from Network Rail dated 14 March 2008 with attached conditions and requirements; Envirocheck survey by Price & Myers July 2009; Daylight Study by Delva Patman Associates Aug 2009; Transport statement by WSP July 2009; Lifetime homes matrix; Structural Inspection Report by Price&Myers dated May 2011;



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

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The works of demolition hereby approved shall not be commenced before the Local Planning Authority has received written confirmation from a solicitor that a contract(s) for the carrying out of the entire scheme of works authorised by the associated planning permission has been entered into.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works of demolition hereby approved shall not be commenced until a schedule of all retained architectural features for reinstatement on the replacement building has been submitted to and approved in writing by the Local Planning Authority. All items thus agreed shall be stored in a secure location on site until their reinstatement as part of the re-development of the site. Any amendments to the approved schedule found necessary during demolition are to be agreed in writing prior to the removal of the affected item from the site, with access provided to the Local Planning Authority for inspection.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

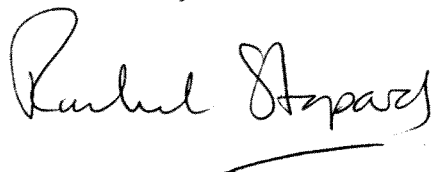
- 1 Reasons for granting conservation area consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Local Development Framework Core Strategy policy CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies policy DP25 (Conserving Camden's Heritage). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- the provision of an acceptable replacement dwelling of suitably high standard of design.

- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.
- 6 You should use reasonable endeavours to reduce material usage and minimise waste by re-using or recycling materials from the building that is to be demolished.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.