

Thorne Hiley Limited
10 Furnival Street
London
EC4A 1YH

Application Ref: **2011/5130/C**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

20 December 2011

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:
24-28 Warner Street
London
EC1R 5EX

Proposal:
Demolition of existing two storey warehouse building (Class B8).

Drawing Nos: 3621 (P) 001; 002; 003; 004; 005; 006; 010A; 011A; 012C; 013A; 014A; 015A; 016; 020C; 030B; 031A; 032A; 033B; 034A; Construction Management Plan by Thorne Hiley.

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 DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 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).
- 3 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 DP25 (Conserving Camden's heritage).

Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- the demolition of the building would not be considered to cause substantial harm to the conservation area and given the appearance of the building there is no objection in principle to its demolition, provided that a suitable replacement building is agreed (see associated planning application 2011/5129/P).

- 4 You are advised that the associated planning application (app ref. 2011/5129/P) has been resolved to be granted planning permission by members of the Development Control Committee on 15/12/2011; however this decision is subject

to the successful conclusion of a Section 106 Legal Agreement. For further information, please contact the Council's Legal Services department on 0207 974 1947.