

R Holloway
RGH Capital Projects
Friars Gap
Hitchin Road
Weston
Hitchin
Herts
SG4 7AX

Application Ref: **2011/2537/C**

Please ask for: **John Sheehy**

Telephone: 020 7974 **5649**

27 September 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)

Town and Country Planning (General Development Procedure) Order 1995

Town and Country Planning (Applications) Regulations 1988

Renewal of Conservation Area Consent Granted

Address:

**Land off Netherhall Gardens
to the rear of 132-142 Finchley Road
London
NW3 5HS**

Proposal:

Renewal of conservation area consent ref 2008/0316/C allowed following appeal decision dated 10/12/2008 for the demolition of the front boundary wall.

Drawing Nos: 101a, 102a, 103a, 104, 105.

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

Condition(s) and Reason(s):

- 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 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 London Borough of Camden Local Development Framework Core Strategy with particular regard to CS14 and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP25.

- 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 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).

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