

Mr F Patel
113 Carmichael Close
Ruislip
Middlesex
HA4 6LL

Application Ref: **2011/2865/C**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

27 September 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:
**51 Agar Grove
London
NW1 9UE**

Proposal:
Retrospective application for demolition of existing four-storey building

Drawing Nos: 2164 -01/FP; -02/FP; Letter dated 03/03/2010 Ref CLS/CL&P/LC/1679.2

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

Conditions and Reasons:

- 1 The remaining 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 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 policy 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 policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

2 No further works associated with this consent should take place until the Section 106 Legal Agreement associated with Ref: 2011/2752/P, has been concluded. For further information, please contact the Council's Legal Services Department on 0207 974 1947.

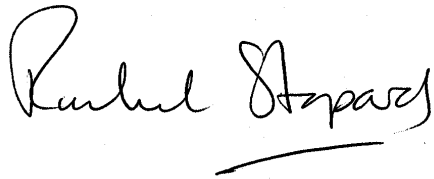
3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

4 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.

5 The applicant is advised that this consent should not be implemented until planning application ref: 2011/2752/P which Members of the Development Control Committee resolved to grant on 22nd September 2011, has been concluded and planning permission formally granted.

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

Yours faithfully

A handwritten signature in black ink, reading 'Rachel Stopard'. The signature is fluid and cursive, with a long horizontal stroke at the end.

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.