

Montagu Evans LLP  
Clarges House  
6-12 Clarges Street  
Mayfair  
W1J 8HB

Application Ref: **2011/2073/C**  
Please ask for: **Conor McDonagh**  
Telephone: 020 7974 **2566**

23 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:  
**Twyman House**  
**31 - 39 Camden Road**  
**London**  
**NW1 9LR**

#### **Proposal:**

Demolition of Twyman House in connection with the redevelopment of the site to provide a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of retail/professional and financial services/cafe (Use Classes A1/A2/A3) at part lower ground floor level fronting canal and 111 sq.m of retail/cafe use at part ground floor level fronting Camden Road, with associated hard and soft landscaping, cycle storage and 3 x disabled car parking bays off Bonny Street.

Drawing Nos: P\_00\_G100\_001A Location Plan; P\_00\_JA12\_001A; P\_00\_JA12\_002A; 7780/02A; 7780/03C; 7780/04B; 7780/05; 7780/06; 7780/07; 7780/08; 7780/10; 7780/11; 7780/09; E\_S\_JA12\_001A; E\_E\_JA12\_001A; E\_S\_JA12\_002A; E\_E\_JA12\_002A.

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.

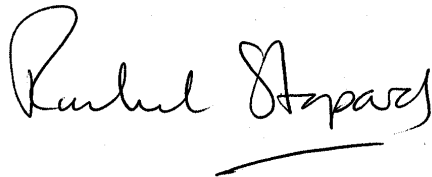
Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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 DP25 of the London Borough of Camden Development Policies Document 2011.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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).