

Nathaniel Lichfield and Partners
14 Regents Wharf
All Saints Street
London
N1 9RL

Application Ref: **2010/3598/C**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

13 December 2010

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Conservation Area Consent Granted Subject to a Section 106 Legal Agreement

Address:
**Fitzroy Farm
Fitzroy Park
London
N6 6JH**

Proposal:
Demolition of the existing two-storey dwellinghouse (Class C3) and 3 ancillary outbuildings.

Drawing Nos: 629(PL)001A, 002A, 010A, 011A, 012A, 013A, 014A, 015A; 2911/1; Site Waste Management Plan rev b 100629; Geotechnical Hydrogeological and Geoenvironmental Site Investigation Report (RSK July 2010); Addendum report (RSK August 2010); Construction Management Plan (Motion July 2010).

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 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 B7 of the London Borough of Camden Replacement Unitary Development Plan 2006, 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 Replacement Unitary Development Plan 2006 (B7 - Conservation Areas); the London Borough of Camden Local Development Framework Core Strategy (CS14 - Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies (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 existing neutral building is acceptable. The replacement house is considered appropriate in terms of bulk, height, footprint and design. For a more detailed understanding of the reasons for the granting of this conservation area consent, please refer to the officers report.

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