

ASE Partnership
60 Bridge Road East
Welwyn Garden City
Hertfordshire
AL7 1JU

Application Ref: **2010/4626/C**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

11 October 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

Address:
25 - 27 Talacre Road
London
NW5 3PH

Proposal:
Demolition of entire boxing club building

Drawing Nos: 2507:S: 100,101

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, with particular regard to policy B7; the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (promoting high quality places etc); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (conserving Camden's heritage). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations: demolition of the building will enhance the streetscape and conservation area.

- 2 No works associated with this consent shall take place until the Section 106 Legal Agreement associated with Ref: 2010/4625/P has been concluded and planning permission granted. For further information, please contact the Council's Legal Services Department on 0207 974 1947.

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