

BB Partnership  
17 Remington Street  
LONDON  
N1 8DH

Application Ref: **2009/3325/C**  
Please ask for: **Jenny Fisher**  
Telephone: 020 7974 **2527**

24 November 2009

Dear Sir/Madam

### **DECISION**

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

#### **Conservation Area Consent Refused**

Address:  
**48 Queen's Grove**  
**London**  
**NW8 6HH**

Proposal:  
Demolition of existing two storey dwelling and coach house (NB previous planning permission and conservation area consent granted for 'Partial demolition and rebuild behind front facade of single family dwelling house (Class C3)' 2007/6101/P and 2007/6104/C)

Drawing Nos: Site Location Plan; Block Plan; EPV 100; 101; 102; 103; 104; 201C-; 202 B; 203 B; 204; 205; 206 A; 207 B; 210; Structural Engineer's Report; Design and Access and Sustainability report; PPG15 Statement;

The Council has considered your application and decided to refuse conservation area consent for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed demolition of 48 Queens Grove, in the absence of sufficient justification in line with the demolition tests contained within Planning Policy Guidance 15: Planning and the Historic Environment, would be detrimental to the



character and appearance of the St John's Wood Conservation Area, contrary to policy B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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