

DP9  
100 Pall Mall  
LONDON  
SW11 5NQ

Application Ref: **2008/0680/C**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **2516**

25 June 2009

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:  
**40 Queen's Grove  
London  
NW8 6HH**

Proposal:  
Demolition of existing single-family dwellinghouse.

Drawing Nos: Site Location Plan EPA QGR 00 081 P1; 00 101 P1; 00 100 P0; 01 079 P0; 01 080 P0; 01 081 P0; 02 101 P0; 02 102 P0; 02 103 P0; 02 104 P0; 01 099 P2; 01 100 P2; 01 101 P1; 01 102 P1; 01 103 P1; 02 111 P2; 02 112 P1; 02 113 P1; 02 114 P1; 03 100 P1; 03 102 P1; 03 105 P1; 14 201 P1; 14 301 P1; 02 115 P2; 03 201 P0; Letter by DP9 ref. DWG/njk/DP/1823 dated 9th June 2008; 662\_LAN\_DET\_003 TREE PIT DETAIL; Acoustic Report REF. AAc/075547-79 dated 29Jan2008; Conservation Area Analysis dated December 2007; Planting Strategy Report; 39 Queens Grove - Daylight dated 3rd June 2008; Daylight and Sunlight Report 23rd January 2008; Environmental Statement.

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.

Informative(s):

- 1 Reasons for granting permission:  
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. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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