

Saloria Architects
Unit 26
Cygnus Business Centre
Dalmeyer Road
London
NW10 2XA

Application Ref: **2007/4412/C**
Please ask for: **Alex Bushell**
Telephone: 020 7974 **2661**

20 February 2008

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:
**151 Broadhurst Gardens
London
NW6 3BE**

Proposal:
Demolition of the existing car repair workshop (Class B1).

Drawing Nos: Site Plan; 7057-01-P0; and 7057-02-P0.

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 B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

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 B7B. 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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