

GL Hearn
20 Soho Square
London
W1D 3QW

Application Ref: **2013/5449/C**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

27 March 2015

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:
**100,100a and 100b
Chalk Farm Road
London
NW1 8EH**

Proposal:
Demolition of existing buildings.
Drawing Nos: Prefix 133 : Existing plan indicating demolition PL101 P2, Existing sections indicating demolition PL102 P1, Existing elevations indicating demolition PL103 P1.

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 works of demolition hereby authorised shall not be carried out before a contract for the carrying out the works of redevelopment of the site has been made.



Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 No works of demolition of the former retaining wall facing onto Chalk Farm Road, as shown on approved drawing 133 PL 103 revP1, shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the local planning authority.

No development shall take place other than in accordance with the Written Scheme of Investigation.

Informative(s):

- 1 Informative: The written scheme of investigation will need to be prepared and implemented by a suitably qualified heritage practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Ed Watson
Director of Culture & Environment

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