

DNPA 08/01037/C
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FOR THE WEST MIDLANDS

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Your Ref: 08/01037/C
Our Ref: GOWM/PLN/G2625/90307

Date: 17th December 2008

For the attention of Philip Wishart

Dear Sir

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
DEMOLITION OF GARAGES ADJACENT TO THE JUNCTION OF MAGPIE
ROAD/ESDELLE STREET, NORWICH**

I am directed by the Secretary of State for Communities and Local Government to refer to your Council's application for Conservation Area Consent, submitted by Norwich City Council, for the demolition of garages adjacent to the junction of Magpie Road/Esdelle Street to facilitate development of a traffic gyratory scheme for the St Augustine's area, which is situated within the Norwich City Centre Conservation Area. Your application was made in accordance with the provisions of section 74 of the Act.

The Secretary of State has considered the information submitted by your Council in support of their application and hereby grants Conservation Area Consent for the demolition of the two blocks of garages in accordance with the application numbered 0801037C, subject to the following conditions:

- (i) The works to which this consent relates shall be begun not later than three years from the date of this letter;
- (ii) Prior to the commencement of the demolition hereby permitted, details of interim landscape measures for the time period between demolition and any future development of the site, shall be submitted to and agreed in writing by the Local Planning Authority. The landscaping measures should be implemented within 3 months of the demolition unless otherwise agreed in writing with the Local Planning Authority.

(iii) No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Council as Local Planning Authority.

This letter does not convey any consent or approval required under any enactment, bye-law or regulation other than sections 8 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A separate Note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged in the High Court.

Yours faithfully



David Moseley

Enc

cc Norwich City Council