

<b>LDC Report</b>		17/05/2010
<b>Officer</b>		<b>Application Number</b>
John Sheehy		2010/1267/P
<b>Application Address</b>		<b>Drawing Numbers</b>
37 - 39 Conway Street London W1T 6ST		Refer to draft decision
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Installation of posts and chain guard rail on the pavement along the Conway Street and Warren Street elevations of the building.		
<b>Recommendation: Issue Certificate of Lawfulness</b>		
<b>Assessment</b>		
<p>The application relates to a 6-storey office premises located at the corner of Warren Street and Conway Street.</p> <p>The back of the pavement forms part of the site as indicated by the red line of the site location plan. The site is not located in a Conservation Area; the building on the site is not listed.</p> <p>The following works are proposed:</p> <ul style="list-style-type: none"> <li>Installation of posts and chain guard rail on the pavement along the Conway Street and Warren Street elevations.</li> </ul> <p>Minor development on land adjoining a highway is subject to Schedule 2, Part 2, <b>Class A</b> of the Town and Country Planning (General Permitted Development) Order (GDPO) 1995, this is as follows:</p> <p style="text-align: center;"><b>PART 2</b></p> <p style="text-align: center;"><b>MINOR OPERATIONS</b></p> <p style="text-align: center;"><b>Class A</b></p> <p><b>Permitted development</b></p> <p><b>A. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.</b></p> <p><b>Development not permitted</b></p> <p><b>A.1</b> Development is not permitted by Class A if—</p> <p>(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed one metre above ground level; <u>complies</u></p> <p>(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed two metres above ground level; <u>not applicable</u></p> <p>(c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in sub-paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; <u>not applicable</u> or</p>		

(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building complies.

The works are considered as permitted development under the above Order and it is recommended that a Certificate of Lawfulness be issued.

**Recommendation:** issue certificate of lawfulness.

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