

Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

Application Ref: **2010/0559/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

13 April 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

**46 Monmouth Street
London
WC2H 9EP**

Proposal:

Alternative use of the first floor for either B1 (office) or C3 (residential) uses, as previously granted until 17/02/2010 by planning permission 2004/5534 (dated 17/02/2005).

Drawing Nos: Site Location Plan; 19850-6 Rev A; 19850-7; 19850-12.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 development hereby permitted shall be carried out in accordance with the following approved plans: site location plan; 19850-6 rev A; 19850-7; 19850-12.

Reason: For the avoidance of doubt and in the interest of proper planning.

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 policies SD6 (amenity for occupiers and neighbours), R7 (protection of shopping frontages and local shops), E1 (location of new business uses), and H3 (protecting existing housing). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 3 In order to implement this permission the C3 Use Class (residential) must be changed to a B1 Use Class (office) within 3 years of the date of this decision.

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