

Mr Hisseyin Ogel
Ogel Architecture & Construction
122-124 Hoxton Street,
Hoxton,
London,
N1 6SH

Application Ref: **2009/2564/P**
Please ask for: **Jamie Forsman**
Telephone: 020 7974 **2624**

14 December 2009

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 and Warning of Enforcement Action

Address:

**250 Grays Inn Road
Kings Road
London
WC1X 8JR**

Proposal:

Replacement of existing roof and internal alterations and part retention of unauthorised rear extension and associated internal works to existing cafe (Class A3).

Drawing Nos: Site Location Plan; 01 Rev C; 02 Rev C; 03 Rev C; 04 Rev C

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

Condition(s) and Reason(s):

- 1 In order to avoid formal enforcement action in respect of the unauthorised works to the premises; the works hereby permitted must be completed by no later than six months from the date of this permission and to the satisfaction of the Local Planning Authority.



Reason: To ensure the expedient restoration of the building and making good of the unauthorised works and to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (Design principles) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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), B1 (General design principles), B3 (Alterations and extensions), B6 (Listed buildings) and B7 (Conservation areas). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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