



Development Control  
Planning Services  
London Borough of Camden  
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London WC1H 8ND

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Mr Glyn Emrys  
A-EM  
9-12 Cap House  
Long Lane  
London  
EC1A 9HA

Application Ref: **2008/4007/P**  
Please ask for: **Sara Whelan**  
Telephone: 020 7974 2717

26 June 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 Subject to a Section 106 Legal Agreement

Address:  
**Conquest House**  
**37 John Street**  
**London**  
**WC1N 2AT**

#### Proposal:

Alterations and extensions to the office building (Class B1) including erection of a lower ground and ground floor level rear atrium extension with roof terrace above, elevational alterations including new entrance door, ramped access to main entrance and alterations to windows on the rear elevation.

Drawing Nos: 001 rev P01; 002 rev P01; 003; rev P01; 004 rev P01; 005 rev P01; 006 rev P01; 007 rev P01; 008 rev P01; 009 rev P01; 010 rev P01; 011 rev P01; 012 rev P01; 013 rev P01; 014 rev P01; 015 rev P01; 016 rev P01; 017 rev P03; 019 rev P03; 020 rev P03; 021 rev P03; 022 rev P03; 023 rev P02; 024 rev P03; 025 rev P02; 026 rev P02; 027 rev P02; 028 rev P01; 029 rev P01

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 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 S1/ S2, B1 and B7 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. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Sites Team, Urban Design and Regeneration.

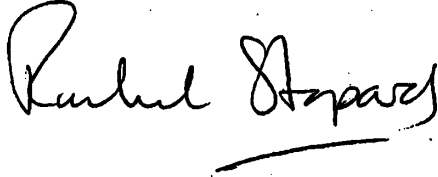
- 3 Reasons for granting permission.

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 T3, T12, B1, B3, B7 and SD6. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).