

Mr Glyn Emrys
A-EM Studio Ltd
CAP House
9-12 Long Lane
LONDON
EC1A 9HA

Application Ref: **2009/1113/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

21 May 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

Address:

**Conquest House
37 - 38 John Street
London
WC1N 2AT**

Proposal:

Modifications to the 2 existing rooftop plant bookends, to include a new door to provide access onto the roof above the main staircore of existing office block, removal of the existing key clamps and ladders and replacement by parapet walls and hand rails.

Drawing Nos: Site Location; 0729-PL-092 Rev P01; 0729-PL-093 Rev P01; 0729-PL-094 Rev P01; 0729-PL-095 Rev P01; 0729-PL-096 Rev P01; 0729-PL-097 Rev P01; 0729-PL-098 Rev P01; 0729-PL-099 Rev P01; 0729-PL-0100 Rev P01; 0729-PL-0101 Rev P01; 0729-PL-0102 Rev P01; 0729-PL-0103 Rev P01; 0729-PL-0104 Rev P01; 0729-PL-0105 Rev P01; 0729-PL-0106 Rev P01; 0729-PL-0107 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 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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 S1/S2, SD6, B1, B3 and B7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 You are advised that this decision only relates to the roof level works as described above and to no other works as shown on the plans hereby approved.

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