

Jaspar Group of Companies

2nd Floor Stanmore House
15-19 Church Road
Stanmore, Middlesex HA7 4AR

t: 020 8954 5731

f: 020 8954 9279

e: info@jaspargroup.co.uk



Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

25th March 2014

Dear Sir/Madam,

RE: 21 John Street, London, WC1N 2BF

Please find enclosed a cheque for £97.00 being the requisite planning application fee to discharge the planning conditions for the approved planning permission at the above address. This has been submitted online via the Planning Portal (ref: PP-03222482) on behalf of the applicant 'Jaspar Homes Ltd'.

I can also confirm that an application for listed building consent has been submitted online via the planning portal (ref: PP-03222640), as you will be aware this application is exempt from planning application fees.

This application seeks to discharge all of the conditions tied to the both the planning permission and listed consents.

The conditions are as follows:

Planning Permission ref: 2012/5486/P

'Change of use of 2nd to 7th floors of 21 John Street from offices (Class B1) to 8 (1x1, 6x2, and 1x3 bed) self-contained residential units (Class C3), provision of bike and bin stores in rear courtyard, replacement of window and door on rear courtyard (south-west) elevation at ground floor level, green roof above second floor level, replacement of windows to 21 John Street, upper floors of second floor level, replacement of windows to 21 John Street, upper floors of 7 Roger Street and 1-4 Mytre Court, Johns Mews and associated works.'

Condition 3:

'Prior to the first occupation of any of the new residential units a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.'

I can confirm that we have investigated the details of the existing concrete roof structure and the various build up of green roofs available. We have concerns that the existing roof structure cannot support the additional loading. We are awaiting a report from our structural engineer and these details will be sent in to you shortly. If the existing roof structure is not viable, we would request that this does not have to be constructed.

I can confirm that I have also spoken our EcoHomes Assessor who confirms that the Green Roof did not contribute to any credits in order to achieve a minimum rating of 'Very Good' in the EcoHomes Assessment currently being undertaken. We can provide confirmation from our assessor if required although the final certificate will confirm this.

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Condition 11:

'Prior to the first occupation of any new residential unit a Service Management Plan shall be submitted to and approved in writing by the local planning authority. The development will thereafter be carried out in strict accordance with the Service Management Plan as approved by the local planning authority.'

Reason: To ensure the minimisation of conflicts between service vehicles and car and pedestrian movements and the minimisation of damage to amenity from such refuse and recycling collections in accordance with policies CS5 (Managing the impact of growth and development) and CS11'

I attached a copy of the service management plan highlighting refuse and recycling collection and storage details and loading and delivery details.

Listed Building Consent ref: 2012/5504/L**Condition 5:**

'A method statement for cleaning of the bricks and re-pointing shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved'

A method statement confirming the method of re-pointing works and cleaning of the brick and stonework and has been submitted online via the planning portal. I can also confirm that, following informal discussions with Charlie Rose via email, test patches will be carried out for prior approval during a site visit

I trust you will find the above and enclosed entirely satisfactory, however, should you have any further questions or queries please do not hesitate to contact me. In the meantime I look forward to hearing from you.

Yours sincerely



Abi Krzeminski BSc (Hons)
Development Surveyor

