

Goodman Mann Associates,
31 St. James's Place,
London,
SW1A 1NR.

Our Reference: HB/8870080/
Case File No: M15/22/7
Tel.Inqu:
Mr.D.N.West ext. 2674
Date:

27 SEP 1988

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)
Town and Country Planning (Listed Buildings and Buildings in
Conservation Areas) Regulations 1987

Listed Building Consent (Demolition)

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned schedule, subject to the conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Acts, any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

Your attention is drawn (a) to the provisions of the London Building Act, 1930/39 and the Building Regulations 1985 which must be complied with to the satisfaction of the District Surveyor, Chief Engineer's Department, 141 Euston Road, London NW1 2AU: (b) Statement of Applicants Rights set out below: and (c) form RCHM(E)1 as required under Section 55(2)(b) of the 1971 Act. (See notes attached.)

SCHEDULE

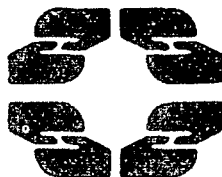
Date of Original Application : 20th April 1988

Address : 25 John Street, WC1.

Proposal : The erection of a conservatory at ground floor level with the rebuilding and enlargement of an extension on the basement, ground and first floors, as shown on drawings numbered 3178/1 and 2.

Standard Condition:

1. The works hereby permitted shall be begun not later than the



(Cont.)

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expiration of five years from the date on which this consent is granted.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 56A of the Town and Country Planning Act 1971 as amended.

Additional Condition(s):

- 01 No work shall start on site without prior written notification of that start to The London Division of the Historic Buildings and Monuments Commission, Chesham House, 30 Warwick Street, London W1R 6AB, quoting date 5th August 1988 and reference LD402/25 .
- 02 That all new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, colour, texture and profile and, in the case of brickwork, facebond and pointing.

Reason(s) for Additional Condition(s):

- 01 As required by The Historic Buildings and Monuments Commission.
- 02 In order to safeguard the special architectural and historic interest of the building.

Yours faithfully

JBM

Director of Planning and Transport
(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT, OR GRANT OF CONSENT SUBJECT TO CONDITIONS.

1) If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, the applicant may appeal to the Secretary of State for the Environment in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ).

The Secretary of State has power to allow a longer period for the giving