

Mr Shahab Ahmad
Jaspar Management Ltd
2nd Floor
Stanmore House
15 - 19 Church Road
Stanmore
London
HA7 4AR

Application Ref: **2014/2805/L**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

18 July 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Haines House
21 John Street
London
WC1N 2BF

Proposal:

Alterations in connection with use of part of 3rd floor flat roof and part of roof level flat roof as terraces, and associated installation of door and gate for access, enclosure of terraces and landscaping (part retrospective)

Drawing Nos: JS-RT-01 Rev A; JS-RT-02 Rev A; JS-RT-03 Rev A Elevations; JS-RT-03 Rev A Sections and Elevation; JS-RT-04 Rev A; 9227G2B S1; 9227G2B E1; 9227G2B D1; 9227G2B D4; 9227G2B D6; 9227G2B D9; SK1; SK2; SK3; Design and Access & Heritage Statement by Jaspar Management Ltd Rev A, dated 19/05/2014.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed



Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

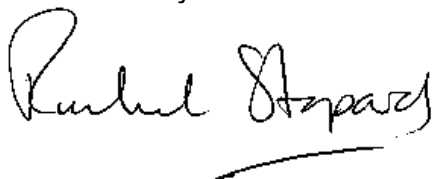
Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 The applicant is advised, in terms of the door at third floor level, that it was noted during the officer site visit that the pointing had not been completed particularly sensitively in comparison with the existing pointing at this part of the listed building. The applicant is therefore advised to alter this to align with more closely with the existing pointing, to preserve the character and appearance of the listed building at this point.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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

Rachel Stopard
Director of Culture & Environment