

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

Application Ref: **2014/2644/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

18 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Haines House
21 John Street
London
WC1N 2BF

Proposal:

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 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 policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Only the areas specifically shown on the plans hereby approved as external terraces shall be used for such purposes; and no other flat roofed areas shall be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: 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.

Reason: For the avoidance of doubt and in the interest of proper planning.

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 6941).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

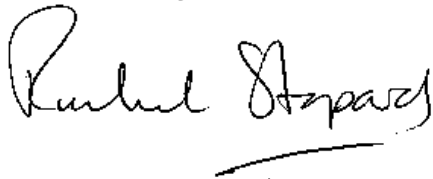
- 3 In light of this permission, the applicant is advised that a removal of condition application in relation to condition 3 (green roof) of planning permission 2012/5486/P should be submitted for consideration.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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