



Planning and Design Statement

13 King's Mews,
London, WC1N 2HZ

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Chapter 1

Introduction

1. Introduction

- 1.1. This statement has been prepared by WEA Planning on behalf of the property owners Mrs Elodie Sfez and Mr Roger Michael Sfez, to support the planning application for a mansard roof extension and roof terrace at number 13 King's Mews, London WC1N 2HZ, submitted under the Town and Country Planning Act 1990 (as amended).

- 1.2. This statement sets out the background to the development (including planning history), the design and justification for the proposal and its accordance with the development plan. The statement refers to the development plans which comprise:
 - The London Plan 2021
 - Camden Local Plan 2017
 - Bloomsbury Conservation Area Appraisal and Management Statement 2011
 - Camden Home Improvement SPG January 2021

- 1.3. The National Planning Policy Framework (NPPF) and the planning practice guidance to support the NPPF sets out the Government's policies and how they are expected to be applied.

Site Description

- 1.4. The application site is situated within the London Borough of Camden (herein referred to as LBC) at 13 King's Mews, London WC1N 2HZ.

- 1.5. The property is a two-storey mews building in use as a single dwellinghouse. It is situated towards the northern end of King's Mews. The property has a white rendered façade and brickwork to the rear of the property. The fenestration is painted timber, the upper floors and rear of the property have 2x2 sash windows and the ground storey facing the street has a large window resembling garage doors with lintel above, reminiscent of the previous use as a garage or workshop. There is a glazed balustrade at roof level, set behind the parapet, in line with the neighbouring properties. The front of the property hosts a streetlamp for the road.

- 1.6. The street is largely residential with some commercial uses and is an 8-minute walk to Chancery Lane Underground Station. There are several restaurants, cafes, and pubs in the immediate vicinity.
- 1.7. The site is located within the Bloomsbury Conservation Area. It is not a listed building, but the properties directly to the rear of the site at numbers 2 – 9 John Street are group Grade II listed. The Bloomsbury Conservation Area Appraisal and Management Statement (2011) describes the mews in the area accordingly:

“The mews were developed as service streets for the larger houses in the principal streets. Their distinctive character derives from the smaller scale of the street, the footprint and scale of the mews buildings (mostly of two storeys their elevational treatment reflecting their original use with large ground-floor openings and small openings on the upper floors, and building lines immediately behind the street edge.”

The Appraisal and Management Strategy notes that *“much of the southern stretch of Kings Mews has been rebuilt”*.

- 1.8. The property is built in a style typical of mews houses, originally built with industrial uses on the ground floor and residential above. The terrace has been altered over the years, particularly at roof level. Many of the properties in the street are residential, some commercial uses remain with offices and light industrial uses on the street.
- 1.9. Most of the properties along King’s Mews have been extended upwards or (partially) demolished and rebuilt as 3- and 4-storey buildings. 13 King’s Mews is one of the few 2-storey properties on the street. It has become a characteristic of King’s Mews for properties to have a mansard roof, set back from the street behind the parapet and glazed screening.
- 1.10. The site has undergone renovations, the mews properties were built to accommodate workshops on the ground floor, the property is now entirely residential in use and renovated to a contemporary standard.

Planning History

1.11. The property has seen limited planning applications in its history, as listed below.

1.12. **2012/0931/P**

Details of air conditioning acoustics insulation, acoustic cladding, louvers and planters pursuant to condition 8 (acoustic and planter information) of permission granted 10/01/2012 (ref. 2011/5394/P) for Change of use from garage at ground floor (Sui Generis) and residential flat at first floor (Class C3) to a single family dwellinghouse (Class C3), and installation of plant and associated enclosure at roof level.

Approved, 11th April 2012.

1.13. **2011/5394/P**

Change of use from garage at ground floor (Sui Generis) and residential flat at first floor (Class C3) to a single family dwellinghouse (Class C3), plus replacement of doors on front elevation at ground floor level, installation of window to front elevation at first floor level, creation of roof terrace with glazed balustrade and installation of plant and associated enclosure at roof level.

Approved, 10th January 2012.

1.14. **PS9704523**

Removal of existing roof and formation of new dormer windows and roof to form extension to existing accommodation. (Plans submitted).

Withdrawn, 6th February 1998.

Similar Planning Applications

1.15. There are many examples of properties in Camden that have planning approval for additional storeys or mansard extensions, and roof terraces. Some recent examples are listed below:

1.16. **26-27 King's Mews, London WC1N 2JB (2024/0410/P)**

Demolition of existing office/warehouse building (Class E/B8) at no.26; erection of part three/part four storey office building (Class E) with basement; provision of roof terrace as third and fourth floors; amalgamation with existing office building at no.27.

Approved, 6th November 2024.

- 1.17. **13-15 John's Mews, London WC1N 2PA (2021/0020/P)**
Partial demolition of existing building and change of use from Class E (garage / workshop / offices) to Class C3 residential flats (2 x 2 bed & 2 x 1 bed units), front fenestration alterations, mansard extension and associated works.
Approved, 9th February 2022.
- 1.18. **10-11 King's Mews, London WC1N 2HZ (2017/4543/P)**
Erection of three storey plus basement building to provide 1 x1 bed, 2 x 2 bed and 2 x 3 bed flats.
Approved, 16th October 2018.
- 1.19. **7 Northington Street and 14-17 Kings Mews, London WC1N 2JF (2009/4991/P and appeal ref: APP/X5210/E/10/2122803)**
Erection of part 3, part 4 storey building with roof terraces to provide 6 residential units (Class C3) comprising 3 x 1-bed, 2 x 2-bed and 1 x 3-bed flats (following total demolition of existing building).
Refused, 27th January 2010. Allowed at appeal, 14th June 2010.
- 1.20. **12-14 Northington Street, London WC1N 2NW & Flat 5, 28 John Steet, London WC1N 2BL (2016/7064/L)**
Erection of mansard roof extension to include dormer windows and inset roof terraces at second floor level, erection of metal balustrades at second floor level and alterations to front and rear elevations of adjoining dwellings and internal alterations to Flat 5, 28 John Street.
Approved, 24th February 2017.
- 1.21. **20-21 King's Mews, London WC1N 2JB (2016/1093/P)**
Erection of 3 storey (plus basement) building to provide 7 no. self-contained residential units (1x 1-bed, 6x 2-bed), following the demolition of the existing 2 storey garage building.
Approved, 21st November 2016.
- 1.22. **22 King's Mews, London WC1N 2JB (2016/6816/P)**
Erection of a 3 storey dwellinghouse and basement following partial demolition of the existing office/storage building (Class B1/B8).
Approved, 20th June 2017.

- 1.23. **23-24 King's Mews, London WC1N 2JB (2012/6089/P and appeal ref: APP/X5210/A/13/2196775)**
Erection of two new residential dwellings (1x 3-bedroom and 1x 4-bedroom) comprising 3 storeys plus basement (Class C3), following demolition of existing office/storage building (Class B1/B8).
Refused, 11th February 2011. Allowed at appeal, 1st November 2013.
- 1.24. **25 King's Mews, London WC1N 2JB (2012/0972/P)**
Erection of three storey plus basement two bedroom dwelling with terrace at second floor level (Class C3), following partial demolition of two storey existing warehouse/storage building (Class B1/B8).
Approved, 25th March 2013.
- 1.25. **27 King's Mews, London WC1N 2JB (2013/1002/P)**
Erection of a three storey plus basement dwelling house with second floor terrace (Class C3) following partial demolition of existing office/warehouse (Class B1/B8).
Approved, 24th December 2013.
- 1.26. **5 Northington Street, London WC1N 2JE (2014/7911/P)**
Existing flat roof converted to new roof terrace, erection of glass stair enclosure and associated external alterations.
Approved, 24th February 2015.
- 1.27. **1 King's Mews, London WC1N 2JA (2014/3366/P)**
Creation of a roof terrace with associated balustrade and solar panels.
Approved, 29th July 2014.
- 1.28. **28 King's Mews London WC1N 2JB (2017/4562/P)**
Erection of a four storey plus basement dwelling.
Approved, 10th August 2018.

The proposed design

- 1.29. The applicant seeks planning permission from the London Borough of Camden Council for the addition of a mansard roof extension, with roof terrace above and associated works at 13 King's Mews, London WC1N 2HZ.

1.30. The description of the development is as follows:

Erection of a mansard roof extension and replacement of existing roof terrace and associated works.

1.31. The development seeks to create a mansard roof extension above the existing 2-storey dwelling, set back from the front of the street behind the existing glazed balustrade, in line with the neighbouring properties and in keeping with the character of the terrace and surrounding area.

1.32. The purpose of the proposed development is to provide additional living space, creating a bedroom and study in the mansard extension, providing more comfortable living conditions for the occupants, whilst making the property more in keeping with the surrounding streetscape.

1.33. The existing flat roof at 13 King's Mews is used as a roof terrace with plant machinery (ref: 2011/5394/P and ref: 2012/0931/P), this proposal seeks to reinstate a smaller roof terrace above the mansard extension, accessed by an external staircase.

1.34. The main considerations for this proposal are the impacts on the character and appearance of the property and the surrounding Conservation Area, and the impacts in terms of neighbouring amenity.

1.35. The application submission addresses the relevant issues and will demonstrate the development is acceptable and makes a positive contribution in terms of character and appearance.

Chapter 2

Planning Justification

2. Planning Justification

Policy Considerations

2.1. The decision to grant planning permission must have regard for the policies and proposals set out in the NPPF and the development plan.

National Planning Policy Framework (NPPF)

2.2. In so far as the National Planning Policy Framework (NPPF) is concerned, the proposals respond to the following guidelines:

- *“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”* (Paragraph 2)
- Local authorities should ensure that developments *“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”* (Paragraph 135c)
- Paragraph 135f seeks to ensure that developments *“create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”*.
- Local authorities should ensure that development *“that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*
 - a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.* (Paragraph 139)
- *“In determining applications, local planning authorities should take account of:*
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.” (Paragraph 210)

- *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance” (Paragraph 212).*

The London Plan 2021

2.3. Policy D3 concerns the optimisation of sites through design. Paragraph D of policy D3 states “development proposals should:

11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character

12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well”.

2.4. Policy D4 aims to ensure that developments deliver good design and meet the design requirements of the London Plan. Policy D6 concerns housing quality, providing standards for internal and external space, as well as qualitative design aspects such as layout, orientation, and form.

Camden Local Plan 2017

2.5. Policy A1 (Managing the impact of development) sets the Council’s objective to “*seek to ensure that the amenity of communities, occupiers and neighbours is protected*”. In order to assess the impact of development, the Council will take into account visual privacy, outlook, noise and vibration levels, and odour, fumes and dust.

- 2.6. Policy D1 (Design) states: *“The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; e. comprises details and materials that are of high quality and complement the local character; l. incorporates outdoor amenity space; n. for housing, provides a high standard of accommodation; and o. carefully integrates building services equipment.”*
- 2.7. Policy D2 (Heritage) states: *“In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area; g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.”*
- 2.8. Policy A4 (Noise and vibration) seeks to ensure that noise and vibration is controlled and managed. It states that planning permission will not be granted for development likely to generate unacceptable noise and vibration impacts.

Camden Home Improvements SPD (2021)

- 2.9. Camden’s SPD on home improvements offers design guidance for alterations and extensions to dwellings. In terms of roof extensions, the SPD supports the use of a mansard roof as a traditional and well-established method of creating more usable space.
- 2.10. The SPD provides more detailed guidance, including proposals complementing the existing host dwelling and neighbouring properties in materials and design; the new roof level should be subordinate to the host building; the roof slope should be substantially set back behind the parapet; windows should respond to the existing fenestration; features such as original chimney stacks and parapets

should be retained; and roof extensions should take the form of a mansard extension unless more innovative approaches would be supported.

- 2.11. The SPD also makes clear that *“There are cases when an additional roof level could help re-unite a group of buildings and wider townscape. You should consider the scale of the adjacent development if proportionate to the host building and streetscene and reflect this into your proposal”*.

Camden Amenity CPG (2021)

- 2.12. Camden’s planning guidance on Amenity provides directions for protecting against negative neighbouring amenity impacts from development. The guidance covers issues of privacy, overlooking and outlook; daylight and sunlight; artificial light; construction management; noise and vibration.
- 2.13. Paragraph 2.11 emphasises the opportunity for balconies and roof terraces to create much needed amenity space for dwellings without space for gardens, providing that they are designed to reduce the impact on neighbouring amenity and protect the privacy of the balconies and roof terraces.

Assessment

Design and appearance

- 2.14. The mansard roof will be set back from the front of the property, in line with the walls of the neighbouring properties at each side, numbers 14 and 10-11 King’s Mews, in order to create a unified street pattern and ensure that the extension is subordinate to the host-property.
- 2.15. The development would result in 13 King’s Mews becoming a 3-storey building, at which it will still be subordinate to several other buildings on and surrounding the street.
- 2.16. The existing street scene showcases a variety of treatments for mansard roofs. This proposal would continue the brick and render from the host-property to

integrate the mansard with the property, matching the existing white render at the front of the property and brickwork to the rear.

2.17. The proposed fenestration at mansard level will be sash windows to complement the host-property and surrounding area. The windows at mansard level facing onto the street are positioned in line with the storey below, creating a well-balanced façade which complements the existing street scene.

2.18. It is characteristic across the local area for an additional storey set back behind the parapet and balustrade, as demonstrated at 10-11 King's Mews (ref: 2017/4543/P) (fig. 1), 7 Northington Street and 14-17 Kings Mews London WC1N 2JF (ref: 2009/4991/P and appeal ref: APP/X5210/E/10/2122803). It is considered that this proposal would integrate well with the existing street scene.



Figure 1 – The proposed front elevations for 10-11 King's Mews (ref: 2017/4543/P) demonstrating the mansards characteristic of King's Mews.

2.19. The officer's report for the development at 26-27 King's Mews (2024/0410/P) (fig. 2), describes the upper storey accordingly, "*The third-floor level is further set back from second-floor roof edge and features a solid parapet wall along the front elevation and glazed balustrades along the north and east elevations, which is considered acceptable and consistent with neighbouring buildings*". This consistency along the street would be further improved through this development at 13 King's Mews.



Proposed Front Elevation

Figure 2 – Proposed front elevation for 26-27 King's Mews (2024/0410/P), showing the 3rd storey set back as characteristic of the street.

- 2.20. The proposed development would retain the existing parapet and glazed balustrade facing the street, this would remain the same as the existing street frontage and would complement the surrounding street scene, where this treatment has been used consistently (fig. 1 and 2).
- 2.21. This development would facilitate access to the new roof terrace from an external staircase accessed from the balcony to the front of the property. This would remove the need for an additional bulky structure at an extra storey, through the formation of a stairwell. There is precedence along the street for this, in the approved roof terrace at 1 King's Mews (2014/3366/P), as pictured below (fig. 3).

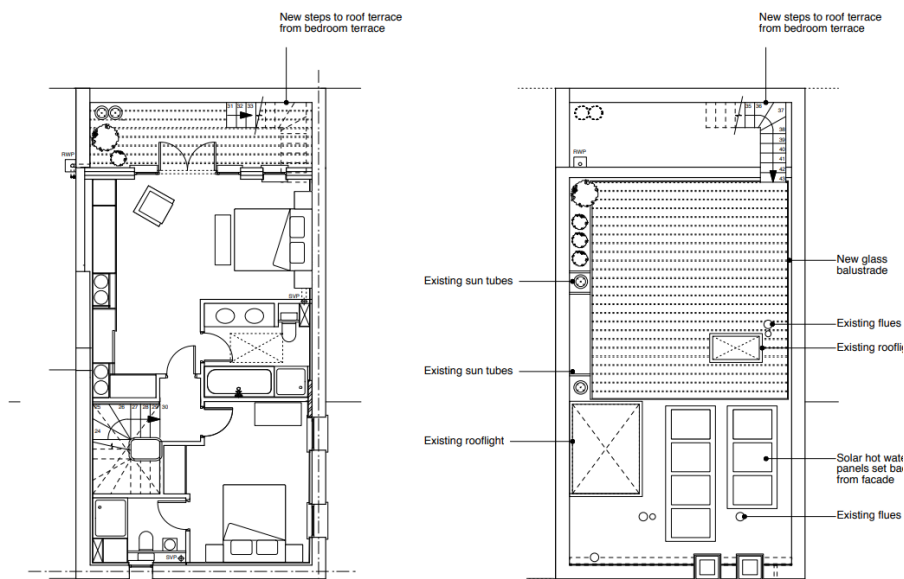


Figure 3 – Floor plans for 1 King’s Mews (2014/3366/P) showing the external staircase from balcony to roof terrace.

- 2.22. There is precedence for terraces at third floor level in King’s Mews. The neighbouring terrace to the north at 7 Northington Street and 14-17 Kings Mews (ref: 2009/4991/P and appeal ref: APP/X5210/E/10/2122803) is at the same height as the proposed terrace at 13 King’s Mews. Fig. 2 shows terraces of the same height at 26-27 King’s Mews (ref: 2024/0410/P), and at higher storeys at 5 Northington Street (ref: 2014/7911/P).
- 2.23. The proposed roof terrace will be set back further from the street than the existing roof terrace, to be in line with the neighbouring terrace at 7 Northington Street and 14-17 Kings Mews (ref: 2009/4991/P and appeal ref: APP/X5210/E/10/2122803). Additional planting will form this boundary and increase the provision of greening on site, whilst maintaining privacy between the two terraces.
- 2.24. The proposed pagoda on the roof terrace is 2.4m high. This is set to the rear of the terrace to reduce the impact on the street scene. There are similar structures on terraces in the area, notably at 61 Gray’s Inn Road, WC1X 8TL. The pagoda will provide a level of all-weather protection for the occupants using the terrace.

- 2.25. The existing AC units are located on the roof terrace, towards the boundary of the neighbouring property to the north, this was agreed as part of the previous applications for the site (ref: 2011/5394/P and ref: 2012/0931/P). The AC units will be relocated to the proposed roof terrace, a storey higher than the existing. As such, they will be repositioned to the southern boundary to reduce the impact on the existing roof terrace at no. 14 King's Mews. Screening treatments will be provided for the units in line with the recommendations from the Acoustic Impact Assessment, discussed in more detail below.
- 2.26. Camden's Home Improvements SPD (2021) paragraph 2.11 makes clear that in certain cases extensions can re-unite terraces and improve the uniformity of the existing streetscape. 13 King's Mews is one such case, as the surrounding properties are characterised by additional storeys, set back from the front of the building line.

Heritage

- 2.27. The development would contribute to preserving and enhancing the Bloomsbury Conservation Area, as the proposal sensitively responds to the establish building pattern and character of the local area and the mews style host-property.
- 2.28. The proposal will have no impact on the appreciation or setting of the Grade II group listed properties to the rear, as there will be no public views of 13 King's Mews with 2-9 John Street together, the mansard roof will be seen from private views from within John Street and will not harm from the heritage asset. The mews property will remain subordinate to the listed buildings on John Street, as characteristic of the mews properties historically servicing the surrounding grander townhouses and highlighted in the Bloomsbury Conservation Area Appraisal and Management Statement (2011).
- 2.29. It is considered that the proposal will have no negative impact on the heritage assets around the site and would offer benefits to the Conservation Area through creating a more cohesive and uniform street scene.

Neighbouring Amenity impacts

- 2.30. The proposed development offers little new opportunities for negative impacts to neighbouring amenity in comparison to the current situation.
- 2.31. The existing roof terrace spans the entire area of the flat roof. The proposed development would offer a more reduced roof terrace, through the setback mansard roof and planting to enhance the boundary treatment between the street and the neighbouring roof terrace to the north.
- 2.32. The property with the opportunity to be more impacted by the development is the flat to the north of the site, as the flat has a roof terrace which would adjoin the new terrace at the third floor. As such, design options to mitigate this impact have been proposed.
- 2.33. The development would include 1.7m tall, obscured glazing to the north of the new terrace, with additional planting and soft landscaping to increase the privacy of the neighbouring terrace. The existing chimney breast would help to reinforce this boundary. The boundary would not impact the daylight and sunlight available to the neighbouring terrace or any habitable windows but reduce the impact for privacy and opportunity for overlooking to the existing private amenity space.
- 2.34. It should be noted that there is already a degree of overlooking from the proximity of these two existing roof terraces. The officer's report for the formation of a roof terrace at 5 Northington Street (2014/7911/P), which sits on the north-eastern corner of King's Mews, notes the precedence of roof terraces in the area, stating that "*The wider area has a number of roof terraces and high level balconies which allow for mutual overlooking.*" The same is true for this application site.
- 2.35. Much of the development for the formation of the proposed terrace, such as the staircase to access the terrace and proposed pergola, has been steered towards the southern boundary to improve neighbourliness. The property to the south (10-11 King's Mews) has no outdoor amenity space or windows facing the site, the roof of number 10-11 has solar panels facing away from number 13 King's Mews. As such there will be no impacts to privacy, overlooking for the occupants or daylight/sunlight impacts for the solar panels from the development.

- 2.36. Camden's Amenity CPG (2021) proposes that development should maintain 18m distance from windows to maintain privacy and avoid overlooking. The distance from the rear of 13 King's Mews to the property behind is around 18m. The proposed mansard roof and terrace will be in line with the existing rear wall of the property and the existing terrace, as such, it is not considered to create any new amenity impacts.
- 2.37. The officer's report found that the higher roof terraces at 7 Northington Street and 14-17 Kings Mews London WC1N 2JF (2009/4991/P and appeal ref: APP/X5210/E/10/2122803) were acceptable, "*With regard to the properties at rear in John Street, it is considered that minimal overlooking should occur from the roof terraces on the basis that these properties are in non-residential use and approx 17m away; furthermore the principle of a 2nd floor roof terrace on the rear section of Kings Mews was established by the appeal decision in 2004, on the basis that the terrace had a privacy screen at the rear and that a conifer tree in the garden would obscure most views anyway*". The proposal should maintain acceptable levels of neighbouring amenity impacts for the properties at John Street.
- 2.38. Camden's Amenity CPG (2021) 2.5 states that, "*Where there is an existing street or public space, this space is considered to already provide an adequate separation between properties and so the 18m guideline will not apply.*" This is the case to the front of property, facing the street. The CGP proposes that obscured glazing and soft landscaping can be applied as mitigation measures, alongside more functional architectural features such as pergolas.
- 2.39. A Noise Impact Assessment (Acoustic Consultants Ltd, 2025) is included in this submission to ensure that no additional amenity impacts will result from the new position of the existing AC units. The AC units were approved as part of the previous planning application (ref: 2011/5394/P and ref: 2012//P), which included a noise assessment, screening treatment and specifications from the manufacturer. The new Noise Impact Assessment found that the locating the AC units a storey higher and in the proposed position resulted in no negative impact during night but slightly raised sound levels during the daytime to the 'Lowest Observed Adverse Effect Level (SOAEL)'. Therefore, mitigation measures of 1m tall solid screening of at least 10kg/m² would be included to increase the screening and protect neighbouring amenity. The Assessment concludes that this

mitigation would reduce the acoustic impact to an acceptable level below the Lowest Observed Adverse Effect Level (LOAEL).

- 2.40. This development offers good quality additional living space to a family dwelling. The design better integrates with the surrounding properties and street scene than the current 2-storey dwelling, and the mass and materials complements the Conservation Area. The new terrace offers no negative amenity impacts in addition to the existing roof terraces on the street. The proposal should be considered to improve the design of the area in keeping with the Conservation Area and existing street scene.

Chapter 3

Conclusion

3. Conclusion

3.1. This application seeks planning permission for a mansard roof extension and relocation of the existing roof terrace at 13 King's Mews, London WC1N 2HZ.

3.2. In conclusion:

- The mansard roof would offer good quality habitable space, creating a high-quality family dwelling.
- The provision of an additional storey, set back from the front of the building, would help to re-unify the current terrace and better integrate the design with the surrounding properties in the mews.
- The proposal would offer a well-balanced frontage and use materials designed to match the existing property, offering an attractive contribution to the Conservation Area.
- The development would remain subordinate to the Grade II listed buildings on John Street, having no impact on the setting of the heritage assets.
- The proposed habitable windows and roof terrace would offer a good standard of amenity to the occupants and would offer no new opportunities for overlooking or loss of privacy compared to the existing roof terrace.

3.3. The development is compliant with the NPPF, the London Plan 2021 and development plan policies contained within the Camden Local Plan 2017. Planning permission should be granted, and we ask that the council therefore approve this application. We look forward to receiving your decision. Should you have any queries in respect of this submission, please do not hesitate to contact us.