

PD14134/PJB/JH

Planning and Regeneration
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG**Planning Portal Reference: PP-13759491**

24 February 2025

Dear Sir/Madam

**NO. 14 JOHN STREET, LONDON, WC1N 2EB
HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION & LISTED BUILDING CONSENT
TOWN AND COUNTRY PLANNING ACT 1990 & PLANNING & (LISTED BUILDING AND CONSERVATION AREAS)
ACT 1990**

On behalf of our client, Mr Anthony Osoff (“the Client” / “the Applicant”), please find enclosed an application for householder planning permission and listed building consent (“the / this Application”) for works to No. 14 John Street, London, WC1N 2EB (“the Site”).

This application seeks permission and consent for additional works to the rear of the property, associated with the recent conversion of the building from office to residential, which was approved in December 2023 (refs. 2022/3790/L and 2022/3278/P).

The description of development for these proposals (“the Proposed Development”) is as follows:

“Alterations to the rear to create a terrace to the first floor closet wing roof, including installation of privacy screen to rear, traditional railings, replacement of existing rooflight and installation of new external door and steps to provide access.”

Site Background

The Site comprises no. 14 John Street, which is situated in Bloomsbury, within the London Borough of Camden (LBC). The subject building forms part of a group listing relating to Nos. 10-20 John Street which is Grade II listed. The Site is also located within the Bloomsbury Conservation Area.

In December 2023, planning permission and listed building consent was granted for the change of use of the building from office to residential use.

This included the internal refurbishment of the building, demolition of the two storey closet wing to the rear, replacement fenestration, removal of rooflights, reinstatement of the plan form, restoration of decorative mouldings and other features associated with the change of use.

In 2024, the Applicant moved into the property and establishing the residential use. Physical works are currently ongoing and yet to be completed.

The Proposed Development

The proposed development seeks to address a deficiency of the existing dwelling, which is the lack of private external amenity space. The proposals involve the creation of a roof terrace on the existing flat roof at first floor level. The works represent a further alteration to the building during the course of the ongoing construction works.

To ensure safety and privacy, physical works include:

- Continuation of the demolition of the existing closet wing at first and second floors, as approved under the 2023 Permission / Listed Building Consent.
- The installation of a privacy screen to the rear of the roof terrace, matching the screen on the neighbouring terrace at no. 15 John Street;
- Installation of traditionally detailed railings around the existing lightwell for safety;
- Installation of a new traditionally detailed glazed external door and steps providing access to the terrace; and
- Replacement of the existing damaged lantern rooflight with a new flat rooflight.

Full details of the proposals are contained within the Design and Access Statement prepared by MWA, and the drawings, which have been provided in Existing, Approved, Demolition and Proposed forms.

Planning Policy Assessment

The development plan contains the London Plan (2021) and the LBC Local Plan (2017). The development plan is supported by the National Planning Policy Framework (2024) and supporting guidance adopted by the Mayor and Camden.

Design and Heritage

The material planning policies relating to this application include the London Plan policies contained in Chapter 3 and Camden Local Plan Policies D1 (Design) and D2 (Heritage). This is supported by Camden's CPG on Design (2019).

As a listed building, there is a statutory duty to have special regard to the preservation of the listed building. Further, as a site located within a conservation area, there is a requirement to ensure that the character and appearance of it is preserved or enhanced.

The Proposed Development is set out in the Design and Access Statement, and a further assessment of heritage impact is contained within the Heritage Statement Addendum, prepared by the Heritage Practice. This should be read in conjunction with the Heritage Statement prepared for the 2023 Permission.

The Statement sets out that:

- The roof terrace is tucked discreetly into the urban fabric, with limited private views of the rear façade due to the absence of garden spaces in neighbouring properties. Public realm views are not possible and therefore the terrace would not be readily appreciable in the townscape.
- The flat roof is part of 1980s extension of the building and of no historic interest.
- The new door will be glazed and traditionally detailed and sit comfortably with the pattern of windows on the rear façade.
- The existing lantern rooflight is modern fabric and of no heritage interest. The replacement will be more discreet than existing.
- The traditional painted metal railings will have no harmful impact on the setting of the listed building.

- The new privacy screen will match the existing privacy screen to no. 15, providing a coherent appearance at the rear of the terrace.

Overall, the proposals will have no harmful effect upon the fabric or setting of the rear of the façade and all works will minimise any visual impact. The proposals maintain the benefits of removing the 1980s closet wing, as already permitted and the sympathetically designed door will enhance the character of the rear façade when compared with the existing condition of the building. The new door will be partially concealed by the new roof terrace ensuring it is a very minor feature within the overall architectural composition of the building.

In conclusion, the Heritage Statement concludes that:

“the proposed works will conserve the significance of the listed building and will cause no harm to its special interest or setting. They will preserve the character and appearance of the Bloomsbury Conservation Area. They will be delivered as part of the sensitive conversion of the building to a single-family house and its extensive repair and refurbishment, which will conserve and enhance its significance.”

Quality of Housing

The Proposed Development represents an opportunity to create private external amenity space for the dwelling, which is currently lacking in this family home. The dwelling currently benefits from a small lightwell situated at ground level to the rear. The roof terrace would provide additional access to external space for sitting out and enjoyment.

All homes should have access to some form of private amenity space, which is recognised in Camden’s Housing CPG (2021). As a 4B8P property, the CPG sets out that the dwelling should have private amenity space of 9sqm per resident (i.e. 72 sqm).

The Camden CPG standard is clearly not feasible in this location, but the existing dwelling (11.3 sqm) currently falls below the Mayor’s standards. The proposed terrace adds a further 33 sqm of valuable amenity space to improve the quality of the family home. This is further recognised and supported in Camden’s Home Improvements CPG (2021).

Rear terraces are a common feature across the John Street terrace, with other examples at no. 11, 15, (directly adjacent) 17 and 18.

Impact on Amenity

Local Plan Policy A1 seeks to protect the quality of life of occupiers and neighbours and proposed development should not cause unacceptable harm to amenity. Factors include impacts on visual privacy, outlook and noise, among other impacts.

The use of the roof for amenity by the residents has the potential to impact upon the amenity of neighbours. However, any opportunities for overlooking, loss of privacy or noise is appropriately mitigated through the creation of privacy screening.

The adjacent property (no. 15) already benefits from a terrace, which has an existing privacy screen. The property to the south (no. 13) does not have rearward extension at this level, but the provision of a screen would prevent overlooking down to their ground level.

As noted above, the principle of rear terraces are already established through a number of existing roof terraces across the rear of the buildings. Any impact on amenity of neighbours is likely to be negligible and similar to the existing impacts arising from other terraces, including the adjacent property.

Application Procedure

This Application comprises the following documentation:

1. This Cover Letter, prepared by Montagu Evans LLP;
2. Completed Application Form, prepared by Montagu Evans LLP;
3. Community Infrastructure Levy Form, prepared by Montagu Evans LLP;
4. Site Location Plan, prepared by MW-A;
5. Existing, Demolition and Proposed Application Drawings, prepared by MW-A;
6. Design and Access Statement, prepared by MW-A;
7. Heritage Statement, prepared by The Heritage Practice;

The application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2012 (Statutory Instrument No. 472) (as updated). This fee amounting to £328.00 (including service charge), and will be paid by the Client through the Planning Portal (plus the associated Service Charge).

We would be grateful if LBC could confirm that our Application is complete and will be validated shortly. In the meantime should any further clarification, information or assistance be required please do not hesitate to contact James Huish (Tel. 020 7312 7484 / james.huish@montagu-evans.co.uk) of this office in the first instance.

Yours faithfully

Montagu Evans

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