



**11 John's Mews
London WC1N 2PA**

DESIGN ACCESS + HERITAGE STATEMENT
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APPLICANT

Anita Le Roy

ARCHITECTS + AGENTS

Alex Bank
Casswell Bank Architects
3A Trafalgar Mews,
London, E9 5JG
T: 020 8525 1395
E: abank@casswellbank.com

Refer to the following submitted drawings:

Existing Drawings

156_L01_01	Location Plan	1:1250 @ A3
156_L02_01	Plans	1:100 @ A3
156_L04_01	Elevations + Section AA	1:100 @ A3

CONTENT

1.00 Introduction
2.00 Heritage
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Proposed Drawings

156_L12_01	Plans	1:100 @ A3
156_L14_01	Elevations, Sections BB	1:100 @ A3

No.11 John's Mews



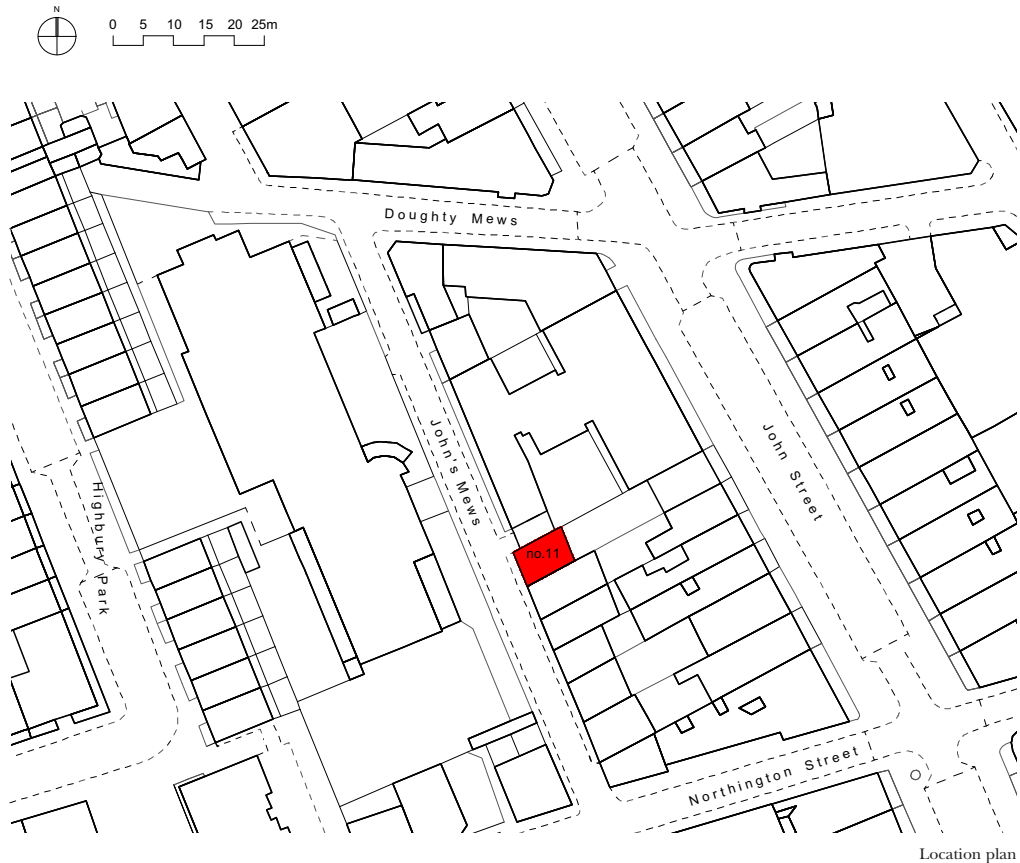
Aerial images showing the mews house in the surrounding city

1.00 INTRODUCTION

This planning application seeks to renew an existing permission Application ref: 2021/2706/P that was granted on 13th April 2022. The works will not be started in time and the permission will expire next month in line with the conditions of the grant. The works have been delayed in order to allow coordination and alignment with changes to the southern party wall by the neighbouring development at 13-15 John's Mews. Their plans include creating an additional floor and mansard roof bringing it to the same level as the roof of no.11. Unfortunately the property company went into insolvency and the new owners only started the demolition and rebuild of two town houses in September 2024. It is anticipated that the neighbours works will be completed by this autumn. Works to no.11 could then be scheduled for the spring of 2026.

The proposed works and submission material of this application is identical to that which received permission on 13th April 2022. To re-cap 11 John's Mews is a 2no. bedroom single dwelling mews house. The property comprises a mid-terrace brick mews house, arranged over ground, first and a second floor beneath a mansard roof. The three-bedroom house benefits from an integrated garage, rear light well and terrace space at 2F level.

This planning application seeks consent to alter the glazing on an existing roof lantern. The existing lantern leaks and has Velux windows that do not open and can no longer be repaired. The proposed glazing will improve the thermal efficiency and natural ventilation of the property. As part of these upgrades, the existing TV aerial mast will be removed. The works are all external and relate to improving the energy efficiency and appearance of the dwelling. No alternations are proposed to the height of the roof line, to the internal plan or floor areas.

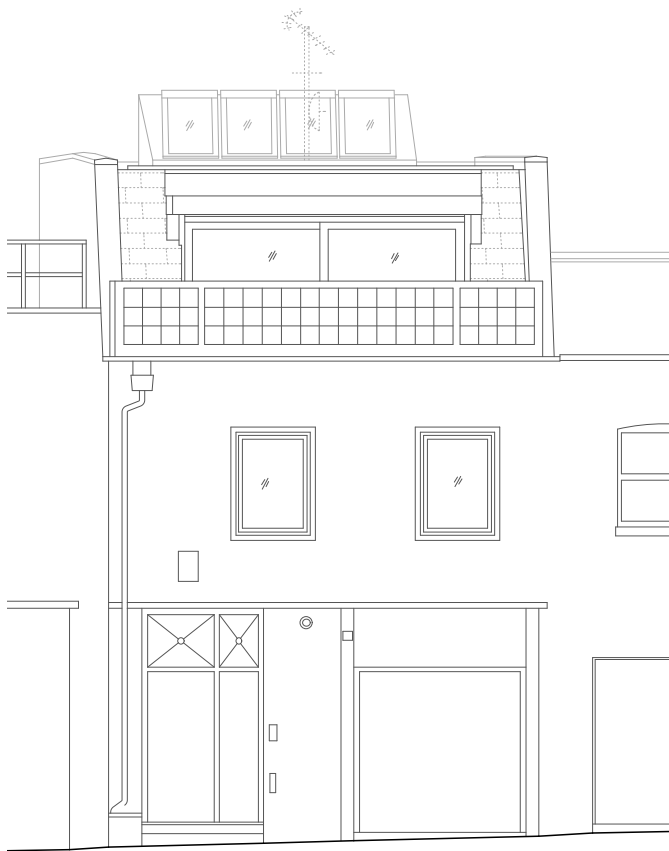


Location plan

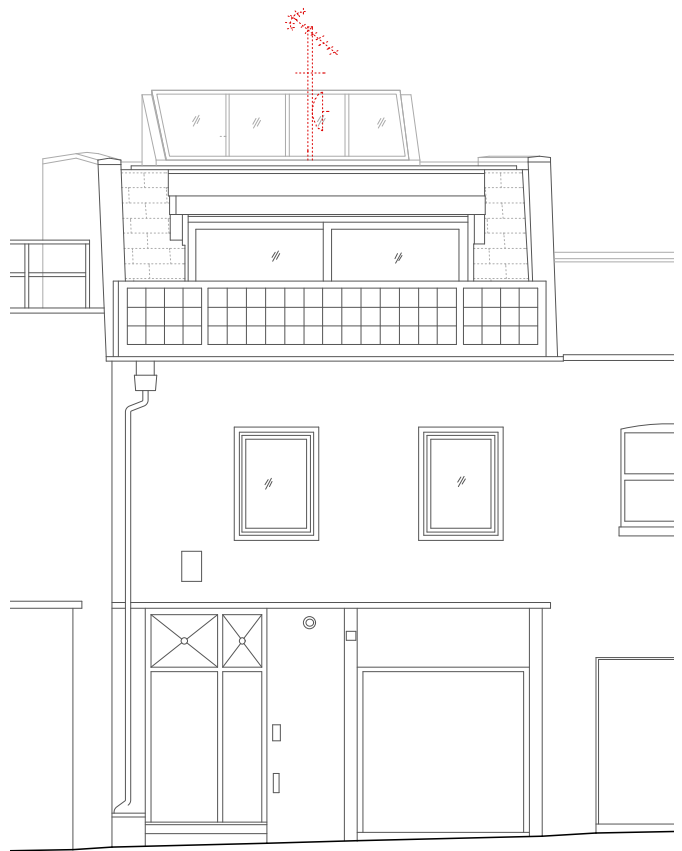
2.00 HERITAGE STATEMENT

The site forms part of the Bloomsbury Conservation Area. John's mews was constructed in the early 1800s to service the townhouses on John Street. The Grade II Listed buildings it backs onto along John Street will be unaffected by the proposals

No. 11 is mentioned by Camden Council as making a 'positive contribution' to the local townscape. The proposed alterations are minor and will be carried out in materials that will match those already existing so as to not significantly alter the appearance of the house or affect the character of the conservation area.



Existing front elevation
1:100



Proposed front elevation (dotted red line indicates removal)
1:100

3.00 DESIGN

Use: Residential (as existing)

Amount: No increase

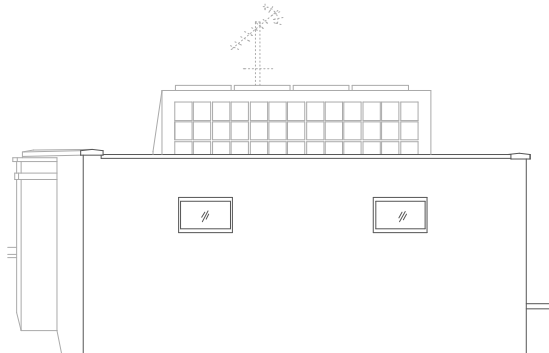
Scale: N/A

Landscaping: N/A

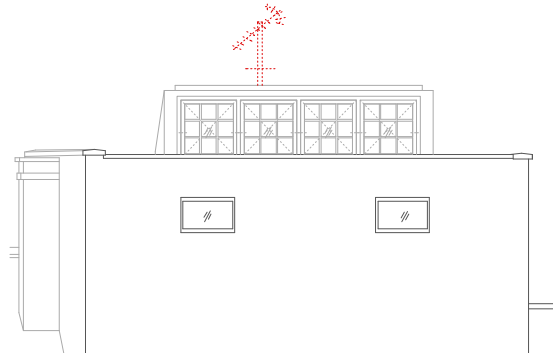
Layout: N/A

Appearance: Glazing to the existing roof lantern will be upgraded as follows: the velux roof lights to the inclined slope will be replaced with fixed double glazed metal frame roof lights: the clear glass bricks along the vertical face of the lantern will be replaced with 4no. horizontal pivot double glazed metal frame windows. Small subdivisions approximate the scale of the glass bricks being replaced. All metal window frames will have a powder coated finish conservation grey RAL 7043.

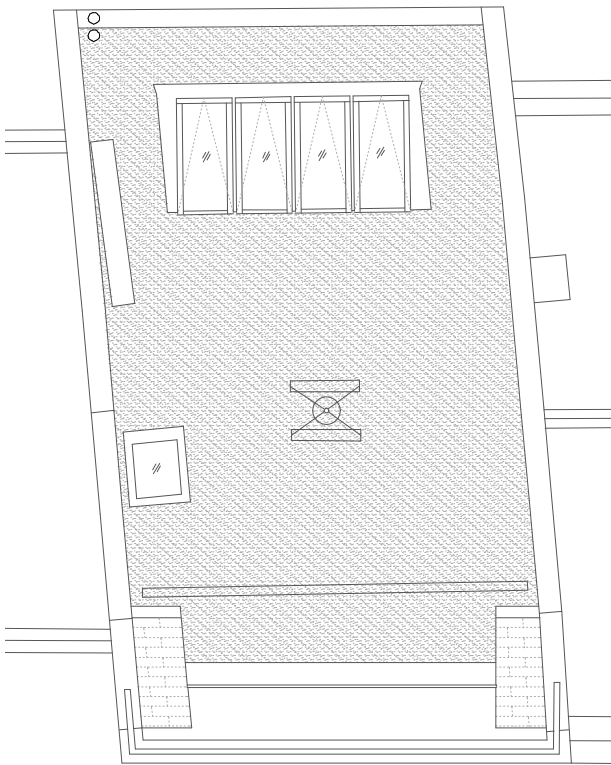
The TV aerial mast will be removed to improve the appearance of the property from all angles.



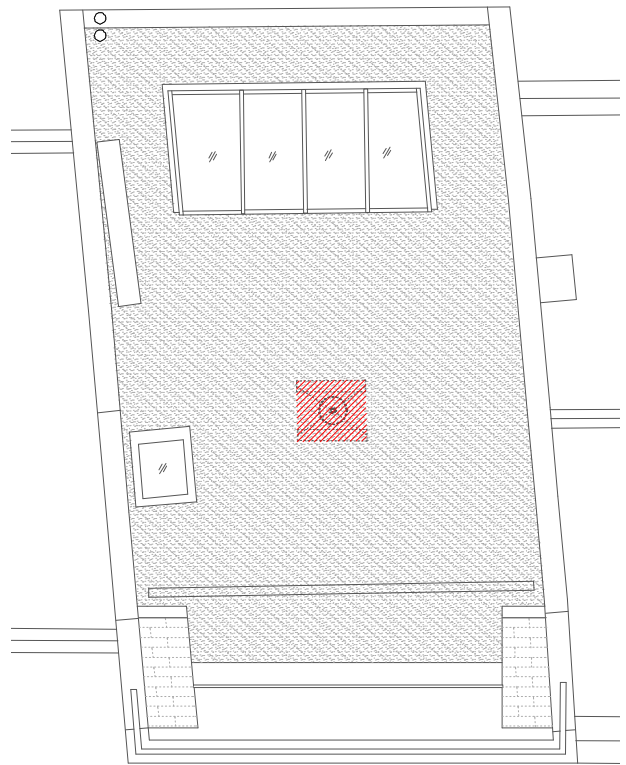
Existing rear elevation
1:100



Proposed rear elevation (dotted red line indicates removal)
1:100



Existing roof plan
1:100



Proposed roof plan with adaptations to lantern
1:100

4.00 ACCESS

Parking: Arrangement as existing

Disability access: Arrangement as existing

Refuse: Arrangement as existing