

6 John Street, Holborn, WC1N 2ES
Planning Statement

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Indigo Planning



Indigo Planning Limited
Swan Court
Worple Road
London SW19 4JS

Tel: 020 8605 9400
Fax: 020 8605 9401

info@indigoplanning.com
indigoplanning.com

6 John Street, Holborn, WC1N 2ES

Planning Statement

Contents	Page
Executive Summary	1
1. Introduction	2
Scope of the report	2
2. Background	3
Site and surroundings	3
Relevant planning history	3
Pre-application discussions	4
3. Proposed Development	5
4. Planning Policy Context	7
National Planning Policy Framework	7
National Planning Practice Guidance	7
The Development Plan	7
5. Key Planning Considerations	9
Section 106 Heads of Terms	13
6. Summary and Conclusion	15

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Planning Statement

Appendices

Appendix 1

Site Location Plan

Appendix 2

Site Photographs

Executive Summary

- 1.1. This Planning Statement supports an application for the partial conversion and partial redevelopment of 6 John Street for residential use. It is part of a suite of documents intended to provide officers with sufficient information to support the proposal.
- 1.2. The building is currently vacant but was previously used as a construction training centre. It is listed and is part of the Bloomsbury Conservation Area. It is a 1960s redevelopment of a bomb-damaged site which, although conforming to the Georgian façade on John Street, is overdeveloped, ugly and incongruous to its surroundings at the rear.
- 1.3. The proposal is to retain the John Street façade and the building behind, but to demolish the extension to the rear. The existing building will accommodate seven residential units (2x one-bed units and 5x two-bed units, in line with Policy DP5's preference for two-bed units in market schemes) with communal lift, refuse and cycle storage. In place of the rear extension will be private amenity areas designed to continue the line of gardens behind the neighbouring properties. The current building causes harm to the Bloomsbury Conservation Area and the new design will be a considerable enhancement.
- 1.4. Planning policy protects existing community facilities, which could be considered to include construction training centres. However, policy permits change of use of such buildings if certain criteria are met. These include providing evidence that there is no shortage of such floorspace and that there is no demand for any other "suitable" community use.
- 1.5. With regard to these two matters, due to the state of the building and its physical limitations, the only suitable use would be something similar to the construction training centre. There has been no interest in the site from operators of such facilities and no evidence of a shortfall in provision. This is not surprising as such activities can be more easily and economically provided in lower cost areas than Bloomsbury. The previous use was something of an oddity in this regard.
- 1.6. The proposed scheme would provide a mix of units that is in line with Camden's priorities. They would be generously proportioned, and compliant with London Plan standards. Care has been taken to ensure that the amenity of neighbouring properties is respected.
- 1.7. The applicant proposes a car-free scheme and would accept a legal agreement restricting access to on-street car parking.
- 1.8. The NPPF, the London Plan and Camden's own policies support the delivery of high-quality, well-designed housing which meets local needs on sustainable and accessible sites. NPPF paragraph 49 states that housing developments should be considered favourably in the context of the presumption in favour of sustainable development. The proposal therefore accords with both national and local policy in providing much needed housing on an appropriate site in an accessible location and should be supported by London Borough of Camden.

1. Introduction

- 1.1. This planning statement has been prepared on behalf of G&T John Street, in support of a planning application for residential development at 6 John Street, London, WC1N 2ES.
- 1.2. The proposal is for partial conversion and partial redevelopment behind the front façade of 6 John Street to provide residential accommodation as follows:
 - 2x 1-bed units
 - 5x 2-bed units
- 1.3. Further details on the proposed development are set out in Section 3. A site location plan is enclosed in **Appendix 1**. Photographs of the application site are enclosed at **Appendix 2**.
- 1.4. This application follows discussions with officers at pre-application stage. This planning statement sets out the planning justification in support of the proposed development.
- 1.5. The application is also supported by the following additional documents:
 - Package of application drawings, produced by Coffey Architects;
 - Design and Access Statement, produced by Coffey Architects;
 - Schedule of Works, produced by Coffey Architects;
 - Heritage Statement, produced by Indigo Planning;
 - Marketing report, produced by Richard Susskind;
 - Noise Assessment, produced by WSP;
 - Daylight/Sunlight Assessment, produced by WSP;
 - Energy and Sustainability Statement, produced by WSP;
 - Transport Statement, produced by Vectos; and
 - Structural Strategy, produced by Fluid Structures.

Scope of the report

- 1.6. This Statement comprises the following sections:
 - A description of the application site and surroundings and planning history is set out in Section 2
 - A description of the development proposals is provided in Section 3;
 - An outline of relevant national, regional and local planning policy and other relevant documents is set out in Section 4;
 - The key planning considerations are set out at Section 5; and
 - Our conclusions are set out in Section 6.

2. Background

Site and surroundings

- 2.1. 6 John Street is a Grade II listed building which forms part of a terrace of 8 similar houses dating from the 1750s. The property is four storeys, plus mansard and basement and was rebuilt in Neo-Georgian style in the 1960s and restored in 1989.
- 2.2. The property is currently vacant and was last in use as a construction training centre (Use Class D1) with a residential dwelling across the fourth floor. The most recent occupier was OLCI Construction Training who vacated the property in May 2014 following the company falling into administration. The premises offered construction training for students in areas such as plumbing, electrical systems and green energy. The previous uses across the different floors are set out on the enclosed plan.
- 2.3. The area is characterised by four storey properties, plus basement dwellings, with the adjoining properties at 2 – 9 John Street forming the terrace of 8 houses which are all Grade II listed. Although some offices and other uses remain, most of the street has been converted back to its original residential use.
- 2.4. The site is located within the Bloomsbury Conservation Area.

Relevant planning history

- 2.5. There have been a series of decisions supporting residential use in the immediate vicinity:

10-11 Kings Mews

- 2.6. Planning permission and listed building consent was granted on 12 March 2013 (LPA Refs: 2012/6315/P and 2012/6534/L) for:

“Partial demolition of rear office extension at lower ground and ground floors and the erection of a new single family dwelling house (Class C3) fronting King’s Mews and partial demolition of rear office extension at lower ground and ground floors.”

12 John Street

- 2.7. Planning permission was granted subject to S106 on 10 March 2014 (LPA Ref: 2013/7509/P) for change of use from office (Class B1) to residential (Class C3) to create a single family dwelling.

15 John Street

- 2.8. Planning permission was granted subject to S106 on 23 October 2013 (LPA Ref: 2013/3923/P) for change of use from office (Class B1) to 4-bed dwelling house (Class C3).

20 John Street

- 2.9. Planning and listed building consent was granted subject to S106 on 9 October 2010 (LPA Ref: 2013/1479/P) for a change of use of office (Use Class B1) to residential (Use Class C3) to create 5 flats and 1 mews house, and associated alterations.

Haines House, 21 John Street

- 2.10. Planning permission and listed building consent was granted subject to S106 on 14 January 2013 (LPA Ref: 2012/5486/P and 2012/5504/L) for change of use of 2nd to 7th floors of 21 John Street from offices (Class B1) to eight self-contained residential units (1x1, 6x2 and 1x3 bed) (Class C3), provision of bike and bin stores in rear courtyard, replacement of window with door on rear courtyard (south-west elevation) at ground floor level, green roof above second floor level, replacement of windows to 21 John Street, upper floors of 7 Roger Street and 1-4 Mytre Court, John's Mews and associated works.

John Kirk House, 31 John Street

- 2.11. Planning permission and listed building consent was granted subject to S106 on 2 December 2011 (LPA Ref: 2011/4196/P and 2011/4343/L) for a change of use of commercial (Class B1) building to residential (Class C3) to create 15 new residential units (4 x 1 beds, 6 x 2 bed market units and 2 x 2 bed social rented units and 3 x 3 beds) as well as additions and alterations to include demolition of existing rear facade for proposed new rear facade with inset balconies, demolition of existing plant enclosure at roof level for replacement with new structure, and minor alterations to front railings to street plus the installation of a new refuse lift from basement lightwell to the street level to existing Listed Building.

Pre-application discussions

- 2.12. A pre-application request was submitted in August 2014 and site visits were conducted with the planning officer (Jonathan McClue) on 26 September and with the conservation officer (Nick Baxter) on 29 September 2014. Discussions were held on-site regarding the proposed scheme, the previous use, as well as the proposed design and layout.
- 2.13. The formal written advice has not yet been received and due to time constraints, it has been necessary to submit without the benefit of this. However, officers did provide helpful information during the site visits and officers' understanding of the schemes will also have benefitted from visiting the property.
- 2.14. The pre-application consultation related to two sites: 6 John Street and 11-12 Kings Mews. A 12-unit scheme was proposed, with eight units on John Street and four on Kings Mews. However, as the Kings Mews site already benefits from planning permission for a single dwelling the decision has been taken to sell this site and promote the John Street site only.

3. Proposed Development

- 3.1. The proposal is for the partial conversion and partial redevelopment of 6 John Street to provide a high quality scheme comprising seven residential units, with associated cycle parking, refuse/recycling area, private amenity space and associated works.
- 3.2. The scheme will deliver a sustainable development which will provide much needed new housing, making better use of the site whilst preserving and enhancing the character and appearance of the building and surrounding area.
- 3.3. The scheme proposes a mix of one, two and three bed units to provide a range of smaller and family units to meet local requirements. The accommodation proposed and the building areas these will involve are set out in the tables below:

Table 1: Dwelling mix and areas

Level	Flat no.	Beds	GIA		Amenity	
			sqm	sqft	sqm	sqft
LGF/GF	1	2	89.9	966.4	38	408.5
LGF/GF	2	2	122.3	1,314.7	30.6	329.0
1	3	2	116.4	1,251.3	24.5	263.4
2	4	1	52.4	563.3	7.2	77.4
2	5	1	50	537.5	6.8	73.1
3/4	6	2	106.5	1,144.9	7.9	84.9
3/4	7	2	104.1	1,119.1	7.3	78.5
Total			641.6	6,897.2	122.3	1,314.7

Table 2: Building area

Level	GEA		GIA		Amenity	
	Total sqm	Total sqft	Total sqm	Total sq ft	sqm	sqft
LGF	188.2	2,023.2	165.1	1,774.8	61.1	656.8
GF	188.7	2,028.5	163.2	1,754.4	7.5	80.6
1	161.5	1,736.1	140.7	1,512.5	24.5	263.4
2	161.5	1,736.1	142.6	1,533.0	14.0	150.5
3	161.5	1,736.1	140.2	1,507.2	0.0	0.0
4	125.6	1,350.2	107.3	1,153.5	15.2	163.4
Total	987.0	10,610.3	859.1	9,235.3	122.3	1,314.7

- 3.4. The site has excellent access to public transport facilities; the site has a PTAL rating of 6b and therefore the development can be a car-free scheme. Cycle parking is provided at one

cycle parking space per unit. Visitor parking is required for developments of less than 20 units, suggesting a provision of 1 space per 10 units, and therefore 1 additional cycle parking space is proposed, bringing the total to 9 spaces.

- 3.5. Refuse and recycling storage is provided at lower ground floor level in the front lightwell, which is easily accessible to all.
- 3.6. The design and access statement which accompanies this application provides more detail on the proposed development and reasoning behind the chosen scheme.

4. Planning Policy Context

National Planning Policy Framework

- 4.1. The National Planning Policy Framework (NPPF) sets out government planning policy with which development plans must accord. It is a material consideration in decision-taking.
- 4.2. Paragraph 14 of the NPPF states that:
- “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”*
- 4.3. Essentially, the message from the Government, via the NPPF, is that the first instinct of local planning authorities should be to support new development. Only if there are very strong reasons should permission be refused.

National Planning Practice Guidance

- 4.4. The Government has published the final version of the National Planning Practice Guidance (NPPG). It is also a material consideration in determining planning applications.
- 4.5. Existing technical guidance including the Practice Guidance has now been cancelled. The NPPG provides an explanation of the government's interpretation of policy in the Framework. Relevant to this application is the guidance relating to setting of a heritage asset and assessing substantial harm.

The Development Plan

- 4.6. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.7. The current Development Plan for the London Borough of Camden includes the London Plan and draft FALP, the Core Strategy (2012) and Development Management Policies DPD (2012). The relevant policies from each of these documents are identified below.
- 4.8. Key policies relevant to this application are:

LB Camden Core Strategy

- CS5 Managing the impact of growth and development
- CS6 Providing Quality Homes
- CS8 Promoting a successful and inclusive Camden economy
- CS9 Achieving a successful Central London
- CS11 Promoting sustainable and efficient travel
- CS14 Promoting high quality places and conserving our heritage
- CS18 Dealing with our waste and encouraging recycling

LB Camden Development Management Document

- DP2 Making full use of Camden's capacity for housing
- DP3 Contributions to the supply of affordable housing
- DP5 Homes of different sizes
- DP6 Lifetime homes and wheelchair homes
- DP15 Community and leisure uses
- DP16 The transport implications of development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and the availability of car parking
- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP29 Improving access

Other relevant guidance

- London Plan 2011 (relevant policies include – 3.3 Increasing housing supply; 3.4 Optimising Housing Potential; 3.5 Quality and Design of Housing Developments; 3.8 Housing Choice; Policy 3.14 Existing Housing; Policy 7.2 An Inclusive Environment; Policy 7.4 Local Character; Policy 7.8 Heritage Assets and Archaeology)
- Camden Planning Guidance 2011
- Bloomsbury Conservation Area character appraisal and management strategy

5. Key Planning Considerations

5.1. The key issues in this case are:

1. Loss of the previous use;
2. The principle of housing use;
3. Standard of accommodation proposed;
4. Whether the proposal provides the type of housing needed;
5. Design and layout;
6. Impact on neighbouring properties;
7. Sustainability;
8. Transport and parking;
9. Heritage.

1. Loss of the previous use

5.2. The application site comprises a training centre from basement to fourth floor with the internal areas used as training areas, ancillary offices, classrooms and a caretaker's facility. This falls within Use Class D1 (non-residential institutions) and could be considered a community facility.

5.3. Policy CS10(f) seeks to retain existing community facilities. Policy DP15 expands on this, seeking to resist the loss of community facilities unless certain criteria are met:

“Policy DP15 – Community and leisure uses

The council will protect existing community facilities by resisting their loss unless:

c) a replacement facility that meets the needs of the local population is provided; or,

d) the specific community facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site. Where this is successfully demonstrated, the Council's preferred new use will be affordable housing.”

5.4. In this case, the community facility has already been lost, but the lawful use remains. The question, therefore, is whether another community facility could occupy the building.

5.5. In this regard, Policy DP15 seeks evidence that there is no demand *“for any other suitable community use on the site”*. Given the limitations and state of the building the only use for which it would be suitable would be one similar to the construction training centre for which it was previously used. It would be completely unsuitable for any other community use such

as a crèche, day centre, clinic or nursery due to the poor state of the building, its limitations (in terms of floor to ceiling heights, accessibility issues, lack of air handling and ventilation) and the costs required to bring it up to the standards required for such uses. Officers will be aware of this from their own observations during the site visits at pre-application stage. The building has come to the end of its useful life and no community use could justify the investment required.

- 5.6. The question is, therefore: is it likely to be used again as a construction training centre? There has been no interest whatsoever from any business wishing to operate such a facility. This is not surprising as such floorspace-hungry uses are generally found in lower cost areas than Bloomsbury. The previous use was something of oddity and it would be very surprising indeed if there were ever any demand for the building to resume its previous use. The marketing report from Richard Susskind, submitted with this application, addresses this in more detail.
- 5.7. As this is the only suitable use, and there is no demand for it, the requirements of criterion (d) of Policy DP15 are satisfied and there is no impediment to the principle of change of use. Where this is the case, the same policy expresses a preference for affordable housing. This is addressed in the next section.

2. The principle of housing use

The proposal will restore the property to its original use

- 5.8. It is relevant that housing was the original use and purpose of the application site and John Street generally. In this way, the proposals will restore a vacant property back to its original use, ensuring a sustainable long-term future for this listed building.

The proposal assist with policy objectives

- 5.9. Camden's and London's overriding priority is the provision of new housing. This proposal is aligned with that objective. Providing housing is a key objective of every element of the development plan and government guidance:
- The NPPF seeks, at paragraph 47, to boost significantly the supply of housing and requires local planning authorities to meet in full their objectively assessed need. It states that the presumption in favour of sustainable development should be applied to housing applications (paragraph 49);
 - The London Plan states in Policy 3.3 that there is a pressing need for more homes;
 - Camden's Policies CS6 and DP2 both support provision of housing within the borough. CS6 part (a) aims to maximise the supply of housing (including self-contained homes) to meet local targets. Parts (j)-(k) aim to create mixed and inclusive communities through provision of a range of housing of different sizes to meet different housing requirements. DP2 further guides development by expecting the maximum appropriate contribution of housing on sites that are underused or vacant.
- 5.10. Clearly, the development of this site for seven new residential dwellings provides a contribution toward meeting the needs of the borough and accords with the Government's, the GLA's and Camden's objectives.
- 5.11. It also accords with the NPPF's support for utilising empty buildings for housing:

'local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies' (paragraph 51).

Summary

- 5.12. The proposal accords with the policy objective of increasing housing supply, restores the building to its original use and ensures that this listed building has a long-term future. It is, essentially, entirely appropriate for residential development.

3. Standard of accommodation

- 5.13. The key issues in terms of residential standards of accommodation are discussed below:
- Size of the units;
 - Outdoor amenity space;
 - Lifetime homes standards; and
 - Provision of refuse/storage.

Size of the units

- 5.14. The units have been developed so that they will provide a suitable standard of accommodation for future occupiers. Each unit is self-contained and the overall floor areas meet the Camden Planning Guidance (CPG) and London Plan standards. All bedrooms are generously sized with double bedrooms and ensembles available in all of the 2-bed units. Each unit is regular in shape and good use has been made of vertical stacking for the lower ground/ground and 3rd/4th floors. This will minimise disturbance between flats and provide a better standard of living for future occupiers.

Amenity space

- 5.15. Camden does not have an adopted standard for private amenity space; however the scheme provides private outdoor amenity space through the provision of balconies, terraces or patio areas for all units. These terraces and balconies are limited in size to ensure there will be no unacceptable impact on the amenity of neighbouring occupiers.
- 5.16. The outdoor amenity space will provide a good standard of accommodation in a highly urbanised area.
- 5.17. All habitable rooms have access to natural light and ventilation and meet the required BRE standards.

Lifetime homes

- 5.18. The units are designed to 'Lifetime Homes' standards which is further detailed in the Design and Access Statement. 10% (1 ground floor unit) is capable of being converted to wheelchair units, in accordance with requirements of policy DP6 and CPG6.

4. Whether the proposal provides the type of housing needed

- 5.19. Seven market units are proposed in this scheme, comprising a mix of 2x 1 bed units and 5x 2 bed units. The proposed mix provides both small homes and units which meet the highest priority as outlined in Policy DP5. 71% of the proposed units are 2-bed flats, which is in excess of the 40% required by DP5. As a result, the scheme complies with policy and will contribute to a mixed and inclusive community.
- 5.20. The proposal also meets the density levels required for this central location as guided by the London Plan.
- 5.21. As the scheme is below the Policy DP3 threshold for affordable housing (in terms of the

number of units) and the related area threshold set out in paragraph 3.8.

5. Design and layout

- 5.22. This scheme is intended to meet the high standards of design required by all levels of policy. The fourth Core Principle of the NPPF, at paragraph 17, seeks development that secures high quality design and a good standard of amenity for existing and future occupants. It states at paragraph 58 that policies should, amongst others, ensure developments function well and add to the overall quality of the area, establish a strong sense of place, respond to local character, are visually attractive and optimise the potential of the site for accommodating development. Camden's Development Policies DP24 and DP25 continue this theme, requiring '*development to be of the highest standard of design that respects local context and character and provide a healthy, safe and attractive environment*'.
- 5.23. The existing building was rebuilt in the 1960s and as such there are no features or fabric of interest internally within the building. The photos at **Appendix 2** provide evidence of this and this would have been apparent to officers during their site visits. For this reason the proposed works would not cause harm to the significance of the building.
- 5.24. The façade contributes to the special architectural and historic interest of the terrace of 8 houses from 2-9 John Street and this will be retained. The only alterations to the front façade will be the single glazed sliding timber sash windows which will be replaced on a 'like for like' basis where necessary, however those capable of being retained will be kept.
- 5.25. The proposed scheme will utilise the existing structure of the building as far as possible, as shown by the demolition plans. The proposals will remove the poor quality and incongruous modern building which has been developed behind the sympathetic front façade which contributes the historic character of this area. The building currently detracts from the character of the area when viewed from the rear and from private views of adjoining properties. This is primarily due to the bulky, overdeveloped nature of the site and unmatching brick stock at the rear.
- 5.26. The rear facade is to be rebuilt in a contemporary manner and this will complement the adjoining properties and the surrounding area by considering the rhythm, proportion and design of the buildings. This will improve on the current situation where the properties' bulk, mass and unmatching brick stock make it stand out from the adjoining Georgian buildings which have similar characteristics and design detailing.
- 5.27. The scheme incorporates improvements to the massing of the roof of 6 John Street which will further improve the streetscape and private views of the building. The removal of the lower ground and ground floor levels to provide private courtyards for the lower level units allows for more open development and replicates the built form on the adjoining properties along the terrace by taking account of the surrounding garden space.
- 5.28. Through sympathetic alterations to the design, footprint and architectural composition, the scheme will respect, reinforce and enhance local character, in accordance with local and national policy.

6. Impact on neighbouring properties

- 5.29. Policy DP26 seeks to manage the impact of development on occupiers and neighbours by only permitting development that does not cause harm to amenity. The factors which determine this include visual privacy, overlooking, outlook, sunlight/daylight and noise.
- 5.30. The proposed use is perhaps a more sensitive use than the previous training centre use; however the distance between the property and buildings along Kings Mews is sufficient in this urban context to ensure that there will be no significant adverse impacts on the these properties. The properties at either end of the terrace along Northington Street and Theobalds Road are 16 metres and 25 metres away respectively. The layout of the units

ensures that the potential for overlooking is reduced and the privacy of adjoining occupiers is protected.

- 5.31. All surrounding properties and potential development have been taken into consideration in designing the scheme. To the rear the modern extension and ground floor level will be removed and no additional built form is proposed, thereby improving the outlook to surrounding properties, including the permitted dwelling at 9-11 Kings Mews. There will be a reduction in the overall amount of floorspace on the site and a slight reduction in the building height.
- 5.32. The existing building includes windows at every floor overlooking the adjacent property at 5 John Street. These would not be retained within the redevelopment in the interests of protecting residential amenity.
- 5.33. The new scheme will be smaller than the envelope of the existing building, and therefore there will be no additional impact on sunlight/daylight to adjoining properties. Terraces are proposed at all but the 3rd floor, however the size of these spaces will ensure that their use is limited and they would not be likely to create unacceptable levels of noise to disturb adjoining occupiers. This accords with policy and the guidance set out in CPG 6 (Amenity).

7. Sustainability

- 5.34. Sustainability is integral to the design and the proposals include measures to meet the key sustainability objectives.
- 5.35. The London Plan requires new developments to provide a 40% reduction in regulated CO² emissions through application of the energy hierarchy. Camden Development Policy DP22 requires new residential development to meet Code for Sustainable Homes standards (Code Level 4 by 2013). The accompanying Energy Statement sets out the strategy to achieve the sustainability targets and concludes that the Code for Sustainable Homes Level 4 energy requirements will be achieved.
- 5.36. In terms of sustainable measures, heating in the proposed development will be provided by a communal air source heat pump and overall the scheme will achieve compliance with Part L of Building regulations 2013.

8. Transport and Parking

- 5.37. The site has a PTAL score of 6b (excellent) which shows that there is a high level of accessibility by public transport. The nearest stations are Chancery Lane, Holborn, Russell Square and Farringdon which all provide access to the London Underground. Farringdon provides access to national rail services. The Underground stations range in distance between 650 metres and 1km of the site. There are also a variety of bus routes.
- 5.38. The scheme proposes a car-free development and secure cycle parking will be provided. The cycle storage area is located on the lower ground floor, adjacent to the lift and the residential units, all of which is in accordance with Policy DP26 (h-k). The applicant would accept a legal agreement restricting access to on-street car parking.

9. Heritage

- 5.39. This Statement should be read alongside the separate Heritage Statement, also produced by Indigo Planning. This concludes that the development would preserve the special architectural and historic interest of the listed building and enhance the character and appearance of Conservation Area. Please see the Heritage Statement for full details.

Section 106 Heads of Terms

- 5.40. The proposals include a package of planning obligations that will be secured through a

Section 106 / 278 Agreement. These obligations will secure the necessary infrastructure improvements to meet the needs of prospective residents and should indirectly benefit the existing local community.

- 5.41. In identifying the level and scope of planning obligations to be secured, the Council's supplementary planning guidance has been followed and a summary of the Heads of Terms that will be secured through the S106 Agreement is set out below:

Section 106 Heads to Terms:

- 10% Wheelchair Adaptable Housing and compliant with Lifetime Homes standards;
- Highways Contribution
- Education Financial Contribution;
- Highways Financial Contribution;
- Pedestrian, Public Realm and Environmental Improvements ;
- Servicing Management Plan;
- Green Travel Plan;
- Construction Management Plan;
- Local Procurement;
- Energy Strategy;
- Sustainability Plan; and
- S106 Monitoring.

6. Summary and Conclusion

- 6.1. Planning policy seeks to protect existing community uses. The previous use of 6 John Street was a construction training centre, which could be considered a community use. However it has not been used for this purpose since the occupier folded and vacated in May 2014.
- 6.2. Planning policy permits change of use of such buildings if certain criteria are met. These include providing evidence that there is no shortage of such floorspace and that there is no demand for any other “suitable” community use.
- 6.3. With regard to these two matters, the only suitable use would be something similar to the previous use. There has been no interest in the site from operators of construction training centres. This strongly suggests that there is no shortfall of provision or demand for such facilities locally. This is not surprising as such activities can be more easily and economically provided in lower cost areas than Bloomsbury.
- 6.4. The proposed scheme would provide a mix of units that is in line with Camden’s priorities. They would be generously proportioned, and compliant with London Plan standards. Care has been taken to ensure that the amenity of neighbouring properties is respected.
- 6.5. The applicant proposes a car-free scheme and would accept a legal agreement restricting access to on-street car parking.
- 6.6. The proposal will remove the ugly, overdeveloped extension to the rear of the property, replacing it with development much more sympathetic to the surrounding area. In this way, the Bloomsbury Conservation Area will benefit from the proposals.
- 6.7. The NPPF, the London Plan and Camden’s own policies support the delivery of high quality, well designed housing which meets local needs on sustainable and accessible sites. NPPF paragraph 49 states that housing developments should be considered favourably in the context of the presumption in favour of sustainable development. The proposal therefore accords with both national and local policy in providing much needed housing on an appropriate site in an accessible location.

APPENDIX 1

APPENDIX 2

Site photographs

Photograph 1: Training centre (lower ground floor)



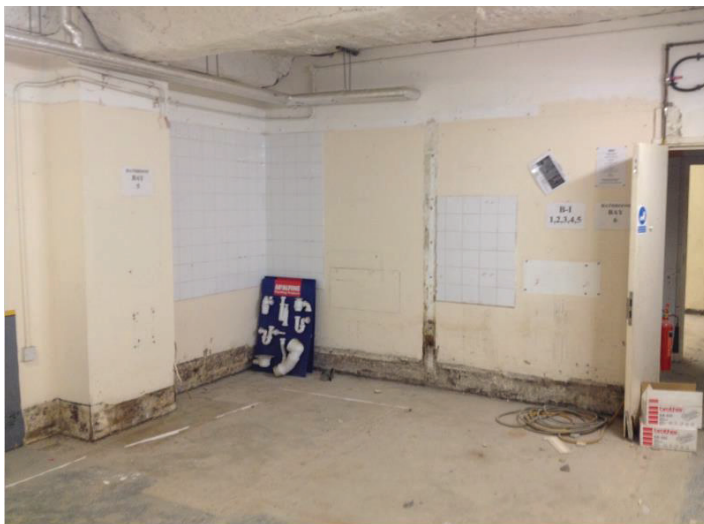
Photograph 2: Training centre (lower ground floor)



Photograph 3: Training centre (lower ground floor)



Photograph 4: Training centre (lower ground floor)



Photograph 5: Training centre (lower ground floor)



Photograph 6: Rear of property



Photograph 7: Small ancillary offices (second floor)



Photograph 8: Kitchen in apartment (fourth floor)

