



Planning Department
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

By email

13 November 2014

let.011.SR.JM.21550001

Dear Sir / Madam

6 JOHN STREET, LONDON, WC1N 2ES

We write in reference to the planning application which has been submitted for the above site (LPA Ref: 2014/6795/P and 2014/7045/L) for:

'Partial conversion and partial redevelopment behind the front façade to provide 7 residential units (2x 1-bed and 5x 2-bed units) and associated works'

The pre-application advice was received subsequent to the formal application being submitted. Although the pre-application scheme varies somewhat from the current application, the pre-application advice is still relevant to the majority of the scheme. In order to address these comments, minor amendments have been made to the scheme and additional supporting information was also submitted. Please find below comments which address the officer points from the written advice:

Design

- The rear elevation has been carefully designed taking into account its context and creating a sympathetic relationship with the adjoining properties. We note the officer comments relating to the overly modern design with too much glazing, however the proposed material of London stock brick will ensure it marries with the surrounding context. There has been an overall reduction in glazing between the existing and proposed situation as demonstrated in Plan Ref: 798_SK_01 (attached), and the amount of glazing has also been significantly reduced from 38% to 25% since the pre app scheme as can be seen in the glazing area calculations under each elevation.

Roof

- Officers commented on the proposed design of the roof, in particular that it is too bulky. This has been addressed in these revisions. Plan Ref: 798_SK_01 and drawings Ref: 798_211, 798_212 compares the size and

bulk of the existing and revised schemes with the existing bulk shown in red.

Standard of Accommodation

- Officers have expressed concern about the amount of daylight in some of the rooms. To address this, we have submitted a daylight / sunlight report which demonstrates that the light levels of the lower ground floor habitable rooms exceed the minimum BRE values and therefore these units benefit from acceptable standards of daylight.
- Concern was also expressed about the outlook and provision of light in flats 1 and 2. The distance between the lower ground floor level habitable rooms and the boundary wall are 6.4m which is an increase of 3.2m when compared to the pre-application scheme. The units are dual aspect and duplex across lower ground and ground floor, providing outlook for the dwellings from both levels. The daylight / sunlight report presents the acceptability of the lighting levels to the habitable rooms at this level. A combination of all these factors means that there is an acceptable level of outlook from the habitable spaces for both Flats 1 and 2.
- Concern was expressed about the outlook of the bedroom to the front of Flat 2. Bedroom 2 of Flat 2 is located adjacent to the existing lightwell, the distance between the proposed bedroom and lightwell is 1.7m and this, along with the levels of daylight, results in an acceptable habitable space. The primary living spaces of the flats (kitchen and living / dining) will predominantly be used, rather than the bedrooms which will primarily be used for sleeping. In the proposed scheme the habitable space at lower ground floor to the front is to be used as a secondary bedroom and the outlook in this context is acceptable.

Overlooking

- Officers expressed concern regarding overlooking from the John Street development to the Kings Mews scheme. As the submitted proposals omit the Kings Mews scheme, the only relevant matter is whether the permitted Kings Mews dwelling¹ is overlooked. Section AA shows the proposed wall separating the development at 6 John Street from the approved scheme to the rear fronting Kings Mews. This will ensure there is no overlooking between Flats 1 and 2 and the property to the rear of the site.
- There will be no side windows at ground floor level as shown in the proposed ground floor plan and therefore no overlooking into 5 John Street.
- The distance between the proposed scheme at 6 John Street and the approved scheme on Kings Mews is 13.9m as demonstrated in plan

¹ LPA ref: 2012/6315/P

798_204 Rev P1 which for a tight urban site is considered acceptable and appropriate measures have been introduced to ameliorate overlooking.

- The first floor terrace has been reduced in size as shown on the revised drawing 798_203 Rev P1 and obscure glazing is now proposed to all terraces. The reduction in size increases the distance between the proposed scheme and approved Kings Mews development, and will ensure that potential noise from this amenity space is limited. Obscure glazing will reduce overlooking between the host building and surrounding properties.

I trust you will take the above into account and substitute the enclosed plans with those submitted with the application.

If you have any queries or want to discuss the application further please contact me or my colleague Clare Taylor.

Yours sincerely

A handwritten signature in black ink that reads "Stephen Rose". The signature is written in a cursive style and is underlined.

Stephen Rose

Enc: Plan 798 SK 01;
P1 Amendments

cc: G Adir, G & T John Street London