

10-11 Kings Mews, London, WC1N
Planning Statement



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April 2015

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Appendices

Appendix 1
Site Location Plan

Executive Summary

- 1.1. This Planning Statement supports an application for the redevelopment of 10-11 Kings Mews 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 site is currently vacant and used for car parking. It has extant planning consent for the erection of a single mews dwelling (**2012/6315/P and 2012/6524/L**). The site is located within the Bloomsbury Conservation Area.
- 1.3. The development seeks to erect two mews dwellings within the site. The vacant site is considered to be out of character with the surrounding area of Kings Mews and therefore causes harm to the overall character of the Bloomsbury Conservation Area. This development will help to fill this vacant site and enhance the character of the Mews.
- 1.4. The proposed scheme seeks consent to provide 2 x three-bed private mews dwellings over three storeys including basement and associated works. Each dwelling comprise of three bedrooms, kitchen, TV, living room, study, courtyard, balcony, bike store and utility.
- 1.5. The applicant proposes a car-free scheme and would accept a legal agreement restricting access to on-street car parking.
- 1.6. 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 Kings Mews Ltd, in support of a planning application for the erection of two dwellings at 10-11 Kings Mews, London, WC1N.
- 1.2. The proposed scheme seeks consent to provide 2 x three-bed private dwellings over three storeys including basement and associated works. Each dwelling comprise of three bedrooms, kitchen, TV, living room, study, courtyard, balcony, bike store and utility.
- 1.3. Further details on the proposed development are set out in Section 3. A site location plan is enclosed in **Appendix 1**.
- 1.4. 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;
 - Noise Assessment, produced by WSP;
 - Daylight/Sunlight Assessment, produced by WSP;
 - Energy Strategy, produced by WSP;
 - Structural Strategy produced by Fluid Structures including Desk Study & Basement Impact Assessment Report undertaken by GEA.

Scope of the report

- 1.6. This statement comprises of 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. The application site is currently vacant, but has been utilised for car parking for several years. To the rear of the site is an existing, unsightly two storey flat roof extension which extends from the 6 John Street property. To the rear of this extension is an extensive existing metal staircase, providing access to the upper ground floor emergency escape door, along with roof access. As the lower ground floor of the extension is half a level below ground/pavement level of 10/11 Kings Mews, another set of steps provides emergency escape from this lower ground floor.
- 2.2. Whilst this rear extension is of limited value, listed building consent has been sought as ultimately, the extension links to the Grade II listed structure at 6 John Street. This modern extension has no fabric of historic value.
- 2.3. The western side of Kings Mews, of which the application site forms a part, comprises of two and three storey residential developments, with taller buildings at each end. The eastern side of the mews comprises of two and three storey post-war light industrial buildings.
- 2.4. The eastern side of the mews has historically been a mixture of commercial uses including office and light industrial (B1) and storage (B8), many of which are now vacant. However, separate planning permissions have been granted for the conversion of several sites (nos. 23-24, 25, 26, 27, 28, & 29-30) since 2012 to residential uses.
- 2.5. The western side of the mews has undergone piecemeal redevelopment and is now a mixture of flats and single dwellings. The surrounding area is a mix of uses predominantly offices (B1) and residential (C3), with the busy passage of Theobald's Road to the south and Gray's Inn Road to the east.
- 2.6. The site is located within the Bloomsbury Conservation Area.

Relevant planning history

Site planning history

- 2008/4099/P & 2008/4101/L 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. Granted 09/06/2009.
 - PSX0105301 Renewal of planning permission Reg No. PS9704397 for a change of use from offices to a single residential dwelling house. Granted 21/01/2002.
 - PS9704397 Change of use from offices to a single family dwelling house. Granted 17/07/1997.
 - 25505(R) The extension to 6 John Street by the erection of a new building at 9/11 Kings Mews comprising garage and offices on ground floor, offices on 1st floor and residential flat on 2nd floor. Refused 23/02/1978.
 - 26775 Extension to 6 John Street by the erection of a new building at 9-11 King's Mews, comprising garage and showroom on ground floor, offices on the first floor and residential flat on the second floor. Refused 17/10/1978.
- 2.7. There have been a series of decisions supporting residential use on and in the immediate

vicinity:

10-11 Kings Mews

- 2.8. Planning permission and listed building consent was granted on 12 March 2013 (LPA Ref: 2012/6315/) for the 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.

6 John Street

- 2.9. Planning permission has been recommended for the demolition of the modern extensions behind the facade of 6 John Street; additions to the roof and rear elevation; the creation of terraces from ground to fourth floor; change of use from education (D1) to provide seven residential units; access provided from John Street and associated works (ref: 2014/6795/P).

22 Kings Mews

- 2.10. The erection of 3 storey dwelling house (Class C3) following partial demolition of existing office/storage building (Class B1/B8) was granted planning permission in March 2015 (ref: 2014/5911/P). This application site is a two storey 19th Century mews building formerly in office/warehouse use directly across from 10-11 Kings Mews.

26 Kings Mews

- 2.11. The erection of a three-storey three-bedroom dwelling house with basement (Class C3), following demolition of existing office/warehouse (Class B1/B8) was granted planning permission on 13-02-2015 subject to a S106 agreement (ref: 2013/7847/P).

28 Kings Mews

- 2.12. The erection of a three-storey plus basement building comprising B1/B8 use at basement and ground floor level and a two-bedroom maisonette (Class C3) at first and second floor, following demolition of existing office/warehouse (Class B1/B8) was granted permission subject to S106 on 07-03-2014 (Ref: 2013/4840/P).

4-5 John Street & 5-6 Kings Mews

- 2.13. Change of use from offices (B1) to a single family dwelling house (C3) with associated internal and external alterations, and the erection of a new mews house with garaging to replace the existing parking area was granted permission under (LPA Ref: PSX0205232).

12 John Street

- 2.14. 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

- 2.15. 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

- 2.16. Planning and listed building consent was granted subject to S106 on 9 October 2010 (LPA Ref: 2013/1479/P and 2013/1397/L) for a change of use of office (Use Class B1) to residential (Use Class C3) to create five flats and one mews house, and associated alterations.

Haines House, 21 John Street

- 2.17. 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

- 2.18. 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.

3. Proposed Development

- 3.1. The proposed scheme seeks consent to provide 2 x three-bed private mews dwellings over three storeys including basement and associated works. Each dwelling comprise of 3 bedrooms, kitchen, TV, living room, study, courtyard, balcony, bike store and utility.
- 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 site and surrounding area.
- 3.3. The site has excellent access to public transport facilities; with a PTAL rating of 6b and therefore the development can be a car-free scheme.
- 3.4. Refuse and recycle storage has been preliminarily location at ground floor level at the front of the units.
- 3.5. The design and access statement which accompanies this application provides more detail on the proposed development and design rationale 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 (2010) and Development Management Policies DPD (2010). 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
- 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
- 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
- Policy DP27 Basements and lightwells
- DP29 Improving access

Other relevant guidance

- London Plan 2011 as amended 2015 (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

- CPG 1 Design
- CPG 2 Housing
- CPG 3 Sustainability
- CPG 4 Basement and lightwells
- CPG 6 Amenity
- Bloomsbury Conservation Area character appraisal and management strategy 2011.

5. Key Planning Considerations

5.1. The key issues in this case are:

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

1. The principle of housing use

The proposal will restore the site to a former use more suitable to its existing context

5.2. It is relevant that housing was the original use and purpose of the application site and the wider area generally. In this way, the proposals will restore a vacant site back to use, ensuring a sustainable long-term future use for the site.

The proposal assists with policy objectives

5.3. Camden's and London's overriding priority is the provision of new housing. This proposal fully accords 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.

5.4. The development of this site for two new residential mews dwellings provides a contribution toward meeting the needs of the borough and accords with the Government's, the GLA's and Camden's objectives.

Summary

5.5. The proposal accords with the policy objective of increasing housing supply, reuse of a

vacant site and ensures the proposal has a long-term sustainable use. It is, essentially, appropriate for residential development.

2. Standard of accommodation

5.6. 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

5.7. The units have been designed 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/WCs available in both units. Each unit is regular in shape and adequate distance has been designed between the two proposed units and the adjacent sites. This will minimise disturbance between the proposed and existing units and provide a better standard of living for future and existing occupiers.

Amenity space

5.8. Camden does not have an adopted standard for private amenity space; however the scheme provides private outdoor amenity space through the provision of balconies and terraces areas for both units. These terraces and balconies are limited in size to ensure there will be no unacceptable impact on the amenity of neighbouring occupiers.

5.9. The outdoor amenity space will provide a good standard of accommodation in a highly urbanised area in close proximity to Grays Inn Gardens.

5.10. All habitable rooms have access to natural light and ventilation and meet the required BRE standards.

Lifetime homes

5.11. The units are designed to 'Lifetime Homes' standards which is further detailed in the Design and Access Statement.

3. Whether the proposal provides the type of housing needed

5.12. The proposal also meets the density levels required for this central location as guided by the London Plan.

5.13. 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. Therefore, an affordable housing contribution is not required for this scheme.

4. Design and layout

5.14. This scheme meets 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*'.

- 5.15. 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.

5. Impact on neighbouring properties

- 5.16. 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.
- 5.17. The proposed use is a more sustainable use than the existing ad hoc car park. 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 these properties. The layout of the units ensures that the potential for overlooking is reduced and the privacy of adjoining occupiers is protected.
- 5.18. All surrounding properties and potential development have been taken into consideration in designing the scheme. The scheme is in compliance with policy and the guidance set out in CPG 6 (Amenity).

6. Sustainability

- 5.19. Sustainability is integral to the design and the proposals include measures to meet the key sustainability objectives.
- 5.20. 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 and encouraging Code Level 6 (zero carbon) by 2016). 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.
- 5.21. 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.

7. Transport and Parking

- 5.22. 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.
- 5.23. 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.

8. Heritage

- 5.24. 6 John Street (which extends onto the Kings Mews site) forms a terrace of eight houses which were built between 1754-1759 by J Blagrove with W Barlow, J Bosworth, S Room and R Meel. Number 6 was rebuilt in Neo-Georgian style in the 1960s and restored subsequently

in 1989. It is located to the middle of the terrace and projects slightly forward of the adjoining properties in the terrace. The building was affected by WW II bomb damage, although the historic information available suggests this was not structural.

- 5.25. The building was rebuilt in the 1960s for office use. Behind the Neo Georgian façade, both the internal areas of the property and the rear elevations and structures are not typical of other buildings with the terrace along John Street or within the surrounding Conservation Area.
- 5.26. Essentially, the building is part of a group listing the merit of which lies in the continuity of the John Street façade. The small element of the building extending onto the Kings Mews site does not contribute in any way to the heritage value, either in terms of the listing or the conservation area. Indeed, listed building consent has already been granted for its demolition.
- 5.27. The proposed building has been sensitively designed to fit in with its surroundings and will contribute to the conservation area.

Section 106 Heads of Terms

- 5.28. 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.
- 5.29. 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 of Terms:

- 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. Conclusion

- 6.1. This application seeks planning permission for two 3-bedroom mews houses on land currently used as informal car parking. The proposal has been designed in such a way as to complement surrounding uses and continue the trend of restoring Kings Mews to its former, residential use.
- 6.2. The site is part of the Bloomsbury Conservation Area and care has been taken to ensure that the design enhances the site's contribution to this heritage asset. It is our view that the current informal car park is harmful to the conservation area and that the development will be a positive addition, replacing the visually obstructive vacant site with development reflecting historic form of the area.
- 6.3. The proposal will deliver two new dwellings at no cost to any other important use (such as offices or a community asset). Given the pressing need for more housing in Camden and London generally, this should be given significant weight in the decision-taking process.

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