



Planning Department  
London Borough of Camden  
Camden Town Hall  
Judd Street  
London  
WC1H 9JE

**By planning portal**

18 June 2015

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Dear Sir or Madam,

**6 JOHN STREET, LONDON, WC1N 2ES**

On behalf of our client G&T John Street Ltd, please accept the following listed building consent application for minor alterations to 6 John Street. The application has been submitted via the planning portal (PP- 04279033). The application seeks consent to amend the approved drawings under original planning consent (2014/6795/P). The planning application includes:

- Listed Building Consent Form
- Cover letter
- Design and Access Statement
- Approved plans:
  - Site plan: 798\_200 P2
  - Lower ground floor: 798\_201 P3
  - Ground floor: 798\_202 P3
  - First floor: 798\_203 P2
  - Second floor plan: 798\_204 P3
  - Third floor: 798\_205 P3
  - Fourth floor: 798\_206 P2
  - Roof plan: 798\_207 P1
  - Sections AA: 798\_211 P1
  - Section BB: 798\_212 P1
  - Section CC: 798\_213 P1
  - North elevation: 798\_221 P1
  - Rear elevation: 798\_223 P4
  - Front elevation: 798\_224 P1
- Substitute plans:
  - Proposed site plan: 798\_200 P3
  - Proposed lower ground floor: 798\_201 P4
  - Proposed ground floor: 798\_202 P4
  - Proposed first floor: 798\_203 P3
  - Proposed second floor plan: 798\_204 P4
  - Proposed third floor: 798\_205 P5
  - Proposed fourth floor: 798\_206 P4

**Indigo Planning Limited**, 87 Chancery Lane, London, WC2A 1ET

Registered office, Swan Court, Worpole Road, London SW19 4JS, Registered number 20789683

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- Proposed roof plan: 798\_207 P2
- Proposed sections AA: 798\_211 P2
- Proposed section BB: 798\_212 P2
- Proposed section CC: 798\_213 P2
- Proposed north elevation: 798\_221 P2
- Proposed south elevation: 798\_222 P1
- Proposed rear elevation: 798\_223 P6
- Proposed front elevation: 798\_224 P2

Planning consent was granted on the 30<sup>th</sup> March 2015 (Ref: 2014/6795/P) for:

*"Demolition of modern extensions behind the façade 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 7 residential units; access provided from John Street and associated works".*

Minor alterations to the permitted scheme have arisen during further design stages. These alterations are minor in scale and will not have implications on the Grade II listed status of the building. The proposed changes include:

#### Lower Ground Floor

At lower ground floor, the application seeks consent for the installation of a grill/louvre to be added to the refuse store. This has been requested by Building Control to ensure adequate ventilation of the refuse store (amended plan ref: 798\_224 Rev P2). The refuse store has been designed to hold two rather than three Eurobin containers (Plan ref: Proposed lower ground floor: 798\_201 P4).

Outside the bin store, a concrete step has been included to accommodate for the change in level from the bin store and the light well. This will improve the passage of refuse units in this location enabling a smoother passage for the bins (amended plan ref: Proposed lower ground floor: 798\_201 P4 and proposed front elevation: 798\_224 P2).

The application also seeks consent for the relocation of some plant from the roof to a designated internal plant room located under the lower ground floor staircase (plan ref: Proposed lower ground floor: 798\_201 P4). This will ensure that services can be grouped to ensure the most efficient arrangement. A small amount of plant will remain on the roof, but this is covered in more detail later within this application.

Finally, a fire escape ladder has been included within the light well (plan ref: proposed lower ground floor: 798\_201 P4, proposed ground floor: 798\_202 P4). None of these alterations will be visible from the street as plan ref: 798\_224 P2 demonstrates.

#### Lower ground floor courtyard



The garden walls of no. 6 John Street are shared with adjoining properties 5 and 7 John Street. It is proposed that these party walls are fully retained rather than demolished. The courtyard walls will be finished in render. A sample of these materials has been included within the discharge of pre-commencement conditions (materials) application (ref: 2015/2373/NEW). The retained garden walls are shown on amended plans 'Proposed lower ground floor: 798\_201 P4, proposed ground floor: 798\_202 P4 and proposed rear elevation: 798\_223 P6'.

#### South Elevation

Consent is sought to install matching balustrading at third floor level (plan ref: Proposed third floor: 798\_205 P5 and Proposed rear elevation: 798\_223 P6).

The scheme will retain the existing concrete frame within the building. The frame will remain visible within the southern façade and infilled with London stock brick to match the other elevations. Again, these materials have been submitted to Camden within the discharge of conditions application (Ref: 2015/2373/NEW).

Updated internal layouts have been included within this application to allow for minor changes to the kitchen and bathroom layouts. This is shown on amended plans Lower ground floor: 798\_201 P4, Ground floor: 798\_202 P4, First floor: 798\_203 P3, Second floor plan: 798\_204 P4, Third floor: 798\_205 P5, Fourth floor: 798\_206 P4.

#### Roof

Plan 798\_207 P2 illustrates the proposed revisions at roof top level. The original consent permitted two roof lights and an Automatic Opening smoke Ventilation (AOV). It is proposed that the two roof lights are substituted for AOV. The size of the AOV will be slightly greater than the roof lights. The AOV's will be repositioned to enable an efficient layout at roof level. However, the AOV will not be visible.

The original application permitted a designated area for plant at roof top level. Although the majority of plant has been relocated to an internal plant room, some plant will need to remain at roof top level. It is proposed that the air handling units will be located on the roof, and this is shown on Plan 798\_207 P2. Plant will not be visible from the street as shown on 798\_224 P2.

Please note that a S96a application has been submitted to Camden to accompany the listed building application. If you require any further information, please do not hesitate to contact me.

indigo

Yours sincerely



Sophie Reay

Enc: As listed