



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

By planning portal

2 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 non-material amendment planning application for minor alterations to 6 John Street. The application has been submitted via the planning portal (PP-04243887). The application seeks consent to amend the approved drawings under original planning consent (2014/6795/P). The planning application includes:

- Planning application form
- Planning fee £195
- Cover letter
- 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 P4
 - Proposed fourth floor: 798_206 P3

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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

- Image of Proposed Louvre
- Image of Existing southern elevation

Planning consent was granted on the 30th 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 should be treated as non-material amendments to the original consent. This NMA application includes the following minor alterations:

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). An image of the proposed louvre has been provided, it will be black gloss in colour. The door will be constructed of extruded aluminium (XLine 100 Screening system and Integral Louvre door system). This is a standard fitting for plant room access doors. 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'.

Eastern Elevation

Consent is sought to install matching balustrading at these upper storeys (plan ref: Proposed third floor: 798_205 P4 and Proposed rear elevation: 798_223 P6).

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 P4, Fourth floor: 798_206 P3.

Southern Elevation

6 John Street lies within a block of terraced properties. However, to the rear there is a slight protrusion on the southern elevation which is shown on the photograph enclosed. This demonstrates the concrete frame, which is to be retained as per the planning consent.

As per the consent, the existing side windows will be filled in to reduce overlooking into 5 John Street. Seemingly, this elevation was not submitted within the original application, but it is discussed within the committee report at Para 6.19. This application seeks consent to include Plan Ref: 798_222 Rev P1 which demonstrates the infilling of the existing windows with new London stock brick to match that to be agreed on the rear elevation (Ref: 2015/2373/NEW). There will be no alteration from the permitted scheme.

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.

As shown on Plan Ref: 798_213 Rev P2 the scheme seeks consent for the installation of an internal access ladder from the stair core to allow access to the roof. This will not be able to be accessed by residents and will allow maintenance access to the roof. It will not be visible externally.

The relevant planning application fee of £195 will be paid by telephone in the next day or so. We trust you have sufficient information to validate this application and we look forward to hearing as such. However, if you require anything further, please do not hesitate to contact us.

Yours sincerely



Sophie Reay

Enc: As listed