

11 John Street, London WC1N 2EB

General background:

Planning permission and Listed Building consent were issued by Camden Council on 22 July 2014 for the excavation of basement extension to the rear and side, demolition of part of the existing rear extension at ground floor level to create two courtyards. Replacement of existing fenestration at ground and second floor level to front elevation. Installation of new door at rear first floor. Removal of existing roof and replacement with dummy mansard roof to accommodate a green roof terrace all in connection with existing dwelling house (Class C3).
Planning application Ref – 2013/7230/P and 2015/0298/L
Listed Building consent application Ref – 2013/7231/L

The current application proposes several minor changes to the design from the one granted above. These changes can be summarised as follow:

Basement

	Changes to the Approved planning 2015/0331/P	Reason for new planning proposal
1	The approved planning was lowering the vaults level to gain space for a bedroom.	The new proposal aims to maintain the vaults as existing without excavating neither touching any wall. To avoid excavating the cellar. To avoid placing a bedroom under the street level.
2	The pool ancillary hall will be replaced by a bedroom with access to a open courtyard.	To achieve a better and healthier location for the bedroom. The patio will be at same level of the basement.
3	The swimming pool will be moved and rotated under the new rear extension and the garden patio will be reshaped.	To gain more natural light into the swimming pool and to reduce the excavation of the basement under the existing building.
4	The study will be removed.	It will be moved to the ground floor where it will be more accessible.

Ground Floor

	Item	Reason
5	The Lounge between the existing building and the new extension will be removed and changed with a glazed passage on the north side.	To maximise and rationalise the size of the garden, avoiding odd roofing areas that would be visible from the upper floors.
6	The passage between the family room and the play/music room will be removed and the two rooms unified into one whole space.	To rationalise and maximise the floorplan layout.

7	The staircase in the family room will be removed. The stairwell void will be retained creating a double height space over the pool.	The double height space will bring natural light into the swimming pool at basement level, enhancing the feeling of the space.
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First Floor

	Item	Reason
8	The interior layout won't change. The exterior layout will reflect the roof of the revised proposed ground floor extension. The green roof will be covered in sedum and walkable for maintenance only.	See point 5,6 and 7.

Second, Third and Fourth Floor

	Item	Reason
9	The staircase proposed in the approved drawings will be changed with a staircase that will match the existing stairwell. The layout of the bedrooms will change accordingly.	The staircase proposed in the approved drawings would take too much space at expense of the bedrooms layout.

Conclusion

In conclusion, the new design aims to reduce the amount of works on the original listed building, that was proposed by the previously approved planning permission.

The new planning application proposal, will be principally confined to the heavily altered rear addition of the building.

The character and appearance of front and rear façade will be preserved.