

Planning Services
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

8th June 2017

Dear Sir or Madam,

**5-6 KING'S MEWS, LONDON, WC1N 2ES
PLANNING PORTAL REFERENCE - PP-06138262**

We are instructed by our client to submit a planning and listed building consent application for works at 5-6 King's Mews. The application site which fronts King's Mews, is located to the rear of the Georgian property 4 John Street. The proposed site 5-6 King's Mews, has no listed structures. The building at 4 John Street however, is Grade II Listed as part of a group listing which encompasses 2-9 John Street.

This application seeks to develop an existing area of private parking at 5-6 King's Mews. Having taken into consideration the informal feedback provided by Camden Planning, the design has been further reviewed and developed by the design team. Permission is now sought for the redesigned garage proposal, which is an extension to the existing timber car port located at the site. No internal or external works are proposed to the listed main house property at 4 John Street itself.

Accordingly, we enclose the following documentation to support the application;

- Completed application forms
- The relevant certificate (Certificate A)
- Location and Site Plan
- Existing and Proposed Architectural Drawings
- Design and Access Statement
- Existing Site Photographs

Site and Context

The property at 4 John Street lies within The Bloomsbury Conservation Area, and is a four-storeyed Georgian terraced house. The rear of the house lies the application site of 5-6 King's Mews. Due to the difference in levels, the rear garden on 4 John Street is approximately 2m higher than the street level at King's Mews. There is therefore a retaining wall to prevent collapse into the King's Mews site. A timber structure currently sits over the retaining wall and extends out into the vacant mews site. It is set back from the main facade line of King's Mews and the structure provides both an extended deck area for the garden at 4 John Street and covered parking for up to three cars, accessed from King's Mews.

Proposals

The applicant is aware that the existing timber structure requires maintenance and improvements to its design. The applicant is also conscious of the poor site security over the King's Mews plot.

Permission is sought for a new extension to the existing timber structure at 5-6 King's Mews. The proposal will provide a more secure and aesthetically pleasing architectural intervention to the existing condition at King's Mews. The extension will be used for private parking, serving the property at 4 John Street as the existing site does currently. No works or alterations to the Grade II listed house itself are sought.

The proposed scheme will improve the current appearance through the use of high quality materials to reflect the design within the wider streetscape.

Consent currently exists for the development of a single mews house on this site. However, the owner is unable to develop this scheme at present due to current financial constraints. They therefore wish to undertake works to improve the position at present.

A full description of all the proposed works is included in the submitted design and access statement.

Summary

The proposal has been informed by a clear respect of the significance of The Bloomsbury Conservation Area. The informal feedback advice received from Camden Planning following a case conference have also been greatly considered and incorporated into the proposed design.

Please do not hesitate to contact me should there be any matters which could prevent the consideration of the application.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Costa Elia', written in a cursive style.

Costa Elia
Associate