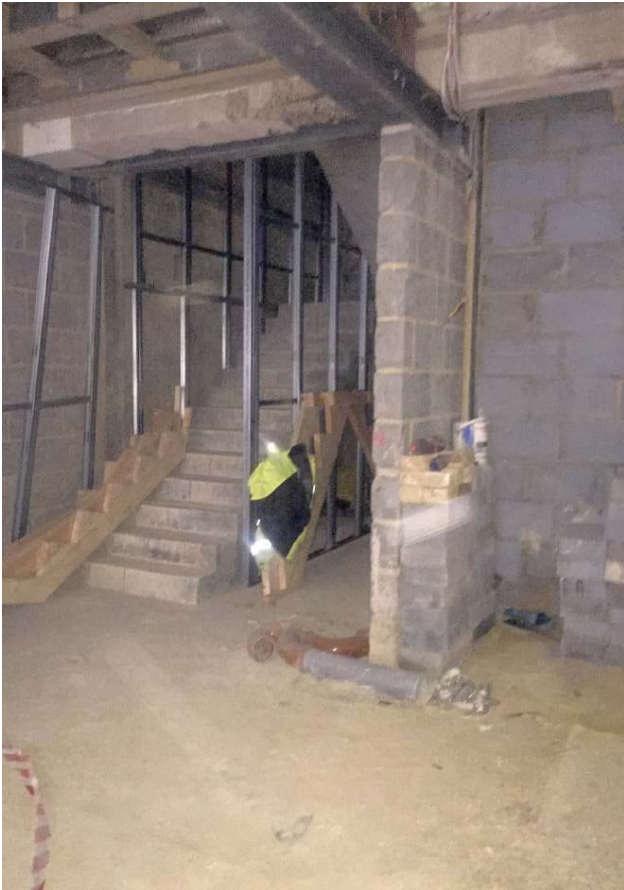




01 Rear Elevation has been demolished and reinstated as per 2015/3149/P consent



02 New core as per 2015/3149/P consent



03 New partitions as per 2015/3149/P

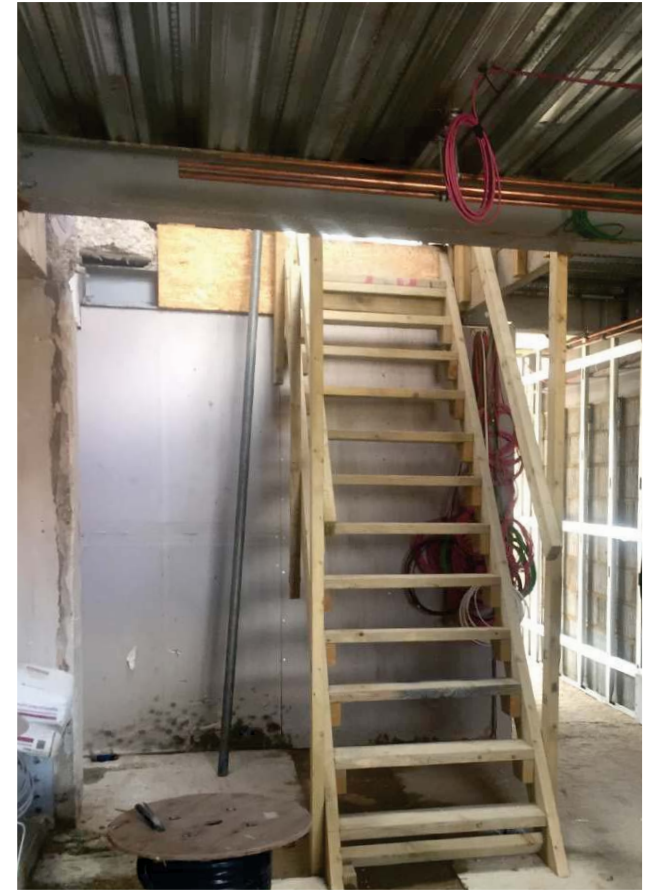




04 New plasterboard partions as per 2015/3149/P consent

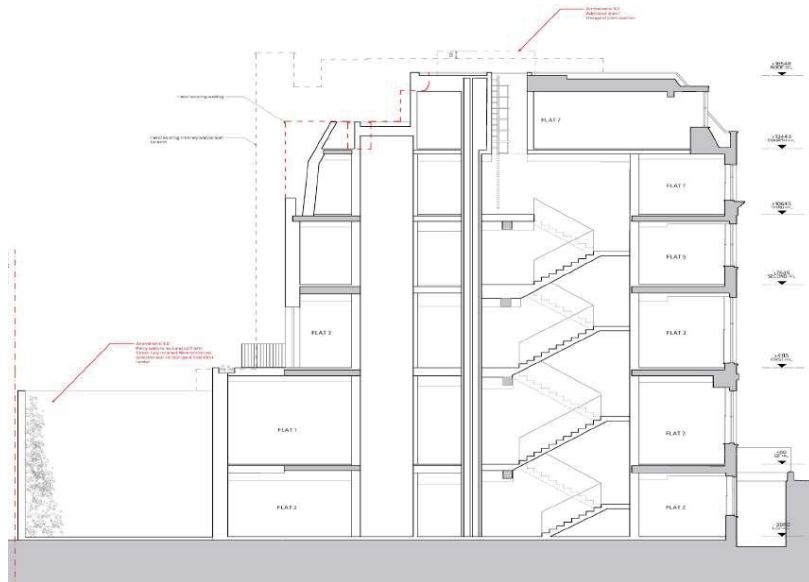


05 New steel structure as per 2015/3149/P consent

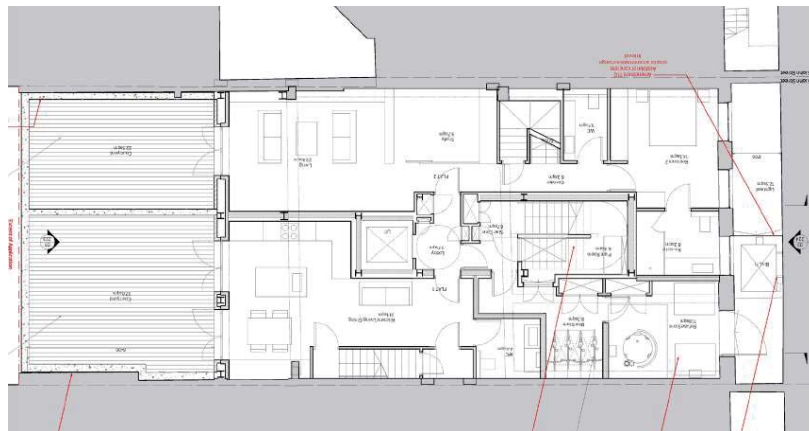


06 New floor as per 2015/3149/p consent





6 John Street (2015/3149/P)
Consented Section A-A (AS BUILT)



6 John Street (2015/3149/P)
Consented Lower Ground Floor Plan (AS BUILT)

7.0 PLANNING HISTORY

7.1 The planning history for 6 John Street is listed below:

**6 John Street London WC1N 2ES
4th September 2015 (2015/3477/L)**

Consent granted for the demolition of the modern extensions behind the facade of 6 John Street; internal alterations and additions to the roof and rear elevation of the building in connection with the change of use from education (D1) to provide 7 residential units.

**6 John Street London WC1N 2ES
4th September 2015 (2015/3149/P)**

Consent granted for alterations to include changes to refuse store door, matching balustrade to 3rd floor windows, retention of garden walls, minor alterations to internal layout, relocation of plant equipment and alterations to roof lights to extensions and change of use granted under planning permission 2014/6795/P dated 30/03/15.

**6 John Street London WC1N 2ES
20th November 2015 (2015/2373/P)**

Consent granted for detailed drawings, manufacturers specifications and samples as required by condition 3a (samples and manufacturers specifications of facing materials) and condition 3b (detailed drawings of proposed bin lift) of planning permission 2014/6795/P dated 30/03/14 (alteration to building and change of use to provide 7 units) and condition 4 (samples and manufacturers specifications of facing materials) of the associated listed building consent 2014/7045/L dated 30/03/15.

**6 John Street London WC1N 2ES
30th March 2015 (2014/7045/L)**

Consent granted for the demolition of the modern extensions behind the facade of 6 John Street; internal alterations and additions to the roof and rear elevation of the building in connection with the change of use from education (D1) to provide 7 residential units.

**6 John Street London WC1N 2ES
Granted Subject to a S106 Legal Agreement
30th March 2015 (2014/6795/P)**

Consent granted 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 7 residential units; access provided from John Street and associated works.

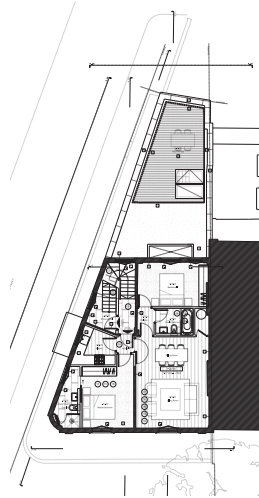
**6 John Street London WC1N 2ES
12th March 2013 (2012/6534/L)**

Consent granted, for the Partial demolition of rear office extension at lower ground and ground floors.





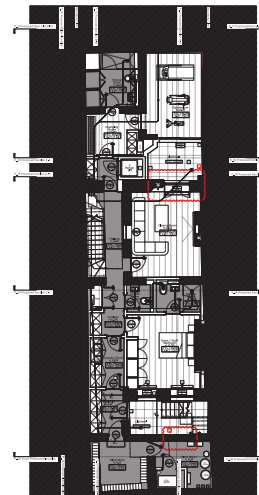
20 John Street (2013/1479/P)
Street Elevation As Built



20 John Street (2013/1479/P)
Consented Ground Floor Plan



19 John Street (2016/2867/P)
Consented Proposed Section A-A



19 John Street (2016/2867/P)
Consented Plans (moving clockwise from bottom left)
Lower Ground, Ground, First & Second Floor Plans

8.0 NEIGHBOURING PLANNING HISTORY

8.1 A number of neighbouring properties have been granted similar developments in recent years, including:

20 John Street (Consented Drawings to left)
09/10/2013 (2013/1479/P)

Consent granted for the change of use of office (Class B1) to residential (Class C3) to create 5 flats and 1 mews house, and alterations to include, enlargement of front lightwell, addition of lightwell and railings to Roger St, elevation, insertion of windows and entrance door to proposed mews house on Roger St, elevation, reinstatement of basement level to non-original extension including roof terrace at 20A John St, insertion of 3 windows at front lower ground level of 20 John St, minor alterations to front railings, and the installation of a new refuse lift from basement lightwell to street level.

18 John Street
31/05/2011 (2011/1285/P)

Consent for the continued use of property as one dwelling house, plus external alterations including replacement of balustrade on rear extension by brick parapet wall, replacement of rooflights on rear extension by new flush rooflights, enlargement of rear first floor roof terrace, installation of new air-conditioning units on first floor and fourth floor roof terraces, and provision of new French doors on rear first floor elevation to dwelling house (Class C3).

18 John Street
14/03/2000 (PS9904398)

Consent for the change of use from Class B1 (office) to Class C3 (residential), to provide a two bedroom self-contained basement flat and a four bedroom self-contained dwelling, together with associated internal alterations, the partial demolition of a rear extension, and the formation of a rear ground floor terrace.

16 John Street
03/07/2014 (2014/2982/P)

Consent for the amendment to an approved scheme granted on 29/01/2014 (ref: 2013/6717/P for the alteration and extension to existing building including remodelling of rear extension with terrace at first floor level and installation of solar panels at roof level.) for the enlargement of front lightwell window and addition of a rooflight to the main roof.

19 John Street; WCIN 2DL
16 June 2016 (2016/2867/P)

Consent granted, for the change of use & conversion of the existing office into 4 Bed family dwelling following the demolition of existing three storey closet wing extension between ground and second floor and erection of a three storey rear extension with lift enclosure, lowering of the vaults at basement level, installation of metal balustrade for new terrace at first floor level and installation of retractable rooflight to provide a new terrace at 3rd floor level.

8.2 Given the similarity of the above applications to the works proposed in this document, they suggest that the amendments would be acceptable in principle. The policy implications of these proposed changes are considered in section 14 of this document.



19 JOHN STREET
'The Site'



9.0 CONSERVATION AREA APPRAISAL

9.1 The property lies within the Bloomsbury Conservation Area, a famed example of formal town planning with a predomination of terraced townhouses. It is however, on the periphery of this designated heritage asset, and its immediate surroundings reflect piecemeal redevelopment on a predominantly large scale.

9.2 With this historic research in mind, the proposals set out in this document look to respect and enhance the quality and heritage of the Bloomsbury Conservation Area and the listed building, providing exemplary residential development and improving the built environment.

Conservation Area Plan with site location

-  Site Location
-  Conservation Area





19 JOHN STREET
"The Site"

approx. 10 minutes walking distance from the application site

10.0 AMENITY ASSESSMENT

10.1 Surrounding Area

The application site has good access to numerous nearby, high-quality gardens and green spaces. They are all maintained to an excellent condition and should provide adequate amenity space for the residents of 6 John Street.

The closest of these are listed below:

- ① St. George's Gardens**
 Described by the LBC as "St George's Gardens is a real oasis. The many large plane trees create shade and imposing ivy clad tombs and gravestones are found throughout the Gardens. The Gardens comprise the sites of two former burial grounds, those of St George the Martyr (Holborn) and St George's Bloomsbury (Camden). The renovated Chapel of Ease now provides a meeting place for local groups as well as a store for the gardener."
- ② Red Lion Square Gardens**
 Described by the LBC as "Red Lion Square is the hidden jewel of Holborn. It was laid out in 1698 and took its name from a famous local inn, with traffic mostly passing by at just one end it is very quiet and secluded. The Square also has some statuary, including a bust of the philosopher Bertrand Russell."
- ③ Bloomsbury Square Gardens**
 Described by the LBC as "Laid out in 17th century as the piazza to the Earl of Southampton's mansion, Bloomsbury Square has outlived the building it was intended to grace and now stands as a companion piece to Russell Square. A recent refurbishment aimed to reflect elements of Humphrey Repton's 1806 layout, restore the views and link to the nearby Russell Square. New railings and a hornbeam fence were introduced along with new paths, park furniture and landscape improvements."
- ④ Queen's Square**
 Described by the LBC as "Away from the busy traffic routes through Bloomsbury is peaceful Queen Square. The square is packed with features - lawns, rose beds, flowers, shrubs, trees, statues and monuments. The square is much used, especially in the summer."
- ⑤ Russell Square Gardens**
 Described by the LBC as "This large square is situated just behind the British Museum. It was completed in 1806 to a design by Humphrey Repton for the 5th Duke of Bedford, whose statue still stands in Gardens today. Russell Square has a café which is open all year and the expansive lawns and vibrant floral displays make it a popular lunchtime spot."
- ⑥ Brunswick Square Gardens**
 Described by the LBC as "Brunswick Square was constructed as part of the recreation grounds of the Foundling Hospital, an orphanage founded by the distinguished seaman Captain Thomas Coram in 1739. Today Brunswick Square is open to the public as a garden. Brunswick Square was recently renovated with new railings, paths, park furniture, tree and landscape improvements."

Site location Plan
■ Site Location
■ Green Spaces in Area





- 17 Archway
- 45 King's Cross
- 46 Lancaster Gate
- 59 King's Cross
- 68 Euston
- 91 Crouch End
- 168 Hangerstead Heath
- N91 Cockfosters
- 188 Russell Square
- X68 Russell Square
- 19 Battersea Bridge
- 38 Victoria
- 55 Oxford Circus
- N19 Clapham Junction
- N35 St Giles High Street
- N38 Victoria
- N41 Trafalgar Square
- 59 Streatham Hill
- 68 West Norwood
- 91 Trafalgar Square
- 168 Old Kent Road
- 188 North Greenwich
- 243 Waterloo
- N91 Trafalgar Square
- X68 Delta Point
- 19 Finsbury Park
- 38 Clapton Pond
- 341 Newington Green
- N19 Finsbury Park
- N38 Walthamstow
- N41 Tottenham Hale
- 17 London Bridge
- 45 Clapham Park
- 46 St Bartholomew's Hospital
- 341 Waterloo
- 55 Leyton
- 243 Wood Green
- N35 Clapham Junction

Key:

- Underground Station
- Mainline Train Station
- Bus Routes
- Closest Bus Stops to the site
- TFL Cycle Hire docking stations

11.0 TRANSPORT LINKS ASSESSMENT

11.1 Transport Links

The application site has excellent access to nearby transport links. The site has a PTAL rating of 6A.

11.2 Underground/National Rail

Within 9 minutes walking distance is Chancery Lane underground station, providing access to the Central Line. Within 10 minute walking distance is Russel Square Station, which opens up connections to the Piccadilly line.

Euston, King's Cross & St Pancras stations are located North of the site, approximately 15 minutes walk away and opens connections to National and International railway links, as well as airport trains.

11.3 Bus

There is an abundance of bus routes to be found within 2 minutes walking radius from the site, offering connections to various parts of the city, including (but not limited to) Oxford Circus, Trafalgar Square, Waterloo, Clapham Junction, Victoria, London Bridge, King's Cross.

11.4 Cycling

There is a TFL cycle hire docking stations within 2 minutes walking distance from the site, located on Gray's Inn Road and at least 3 more docking stations within 7 minutes walking distance.

11.5 Private Parking

The application site has excellent access to nearby transport links. It is noted in Camden's Core Strategy CS11 that as part of its approach to minimising congestion and addressing the environmental impacts of travel, the Council will look favourably on developments that minimise the provision for private car parking and, in particular through 'car-free' developments in the borough's most accessible locations.

The access to excellent public transport links makes the development ideal for residential use and relieves need for vehicle ownership.

* Walking times obtained from Google Maps' travel calculator.



13.0 CONCLUSION

13.1 This document has been compiled following a thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to create an exemplary set of residential apartments without impacting the amenity or character of the surrounding area.

All variations are very minor and do not have any effect on the identified heritage significance of the Grade II listed building. As the heritage statement points out, the building was entirely rebuilt circa 1960 and contains no fabric earlier than this date.

