

Address:	6 John Street London WC1N 2ES		9&10
Application Number(s):	2017/2434/P	Officer: Jonathan McClue	
Ward:	Holborn & Covent Garden		
Date Received:	28/04/2017		
Proposal: Creation of three self-contained residential units (C3) (3 x 2 bed) on the ground and lower ground floor floors. Works include a proposed infill extension to the rear elevation, reconfiguration of cycle stores and reduction in height of rear boundary wall.			
Background Papers, Supporting Documents and Drawing Numbers: (P_)00 and 01-03 Rev A; 04 Rev B and 05 Rev A, (24936-)P090 and P100 Rev P1, Heritage Statement dated June 2017, Daylight and Sunlight Assessment dated 24/05/2017, Design & Access Statement Rev A dated 26/05/2017 and Lyfthaus Quotation dated 07/04/2015.			
RECOMMENDATION SUMMARY: Grant Conditional Planning Permission Subject to Section 106 Legal Agreement			
Application Number:	2017/3331/L		
Proposal: External and internal works to the listed building, including an infill extension to the rear elevation, reconfiguration of cycle stores and reduction in height of rear boundary wall, for works in connection with the creation of three self-contained residential units (C3) (3 x 2 bed) on the ground and lower ground floor floors.			
Background Papers, Supporting Documents and Drawing Numbers: (P_)00 and 01-03 Rev A; 04 Rev B and 05 Rev A, (24936-)P090 and P100 Rev P1, Heritage Statement dated June 2017, Daylight and Sunlight Assessment dated 24/05/2017, Design & Access Statement Rev A dated 26/05/2017 and Lyfthaus Quotation dated 07/04/2015.			
RECOMMENDATION SUMMARY: Grant Conditional Listed Building Consent			
Applicant:	Agent:		
NA C/O Agent	Marek Wojciechowski Architects 66-68 Margaret Street London W1W 8SR		

ANALYSIS INFORMATION

Land Use Details for the Application Site (lower ground and ground floors only):			
	Use Class	Use Description	Floorspace (GIA sqm)

Existing	<i>D1 Non-Residential Institution</i>	319m ²
Proposed	<i>C3 Dwelling House</i>	336m ²

Residential Use Details for the Application Site (lower ground and ground floors only):						
	Residential Type	No. of Bedrooms per Unit				
		1	2	3	4	Total
Market	Flat	0	3	0	0	

OFFICERS' REPORT

Reason for Referral to Committee: The application involves the making of an obligation under Section 106 of the Town and Country Planning Act 1990 that secures more than £50,000 of financial contributions [clause 3(iv)].

1 SITE

- 1.1 This application relates to the lower ground and ground floors of 6 John Street, which is a 4 storey (plus mansard and basement) mid-terraced property rebuilt in Neo-Georgian style and restored in 1989. The building is a grade II listed Georgian town house that originated in the 1750's. It forms part of a terrace of 8 similar buildings (which are also listed). The building is currently vacant and has been subject to development to convert the former construction training centre (D1) into 7 residential flats under 2014/6795/P and 2014/7045/L. This permission has been substantially implemented; however, the residential units are far from substantially completed nor are they anywhere near occupation.
- 1.2 John Street is predominantly occupied by office accommodation; with an increasing number of buildings benefitting from a conversion back to their original residential use. To the rear of the application site is 10-11 King's Mews (east). This property is currently vacant but it is noted that planning permission and listed building consent exist (ref: 2012/6315/P and 2012/6524/L) for the construction of a single family dwellinghouse fronting King's Mews with both permissions expiring in 2017. This property does not form part of the current proposal and is not owned by the applicant. The remainder of this side of the mews has undergone piecemeal redevelopment and is now a mixture of flats and single dwellinghouses.

- 1.3 The site is located within sub-area 10 of the Bloomsbury Conservation Area and the Central London Area.

2 THE PROPOSAL

- 2.1 Planning permission and listed building consent is sought for the creation of three self-contained residential units (3 x 2 bed), a ground floor level infill extension and associated external and internal works. It is noted that the extant permission under 2014/6795/P included two residential units over the lower ground and ground floors. The upper floors, which do not form part of the proposal, have permission for 5 units under 2014/6795/P and 2014/7045/L. Therefore, the resulting number of units within 6 John Street (combining the current scheme and the extant permission) would be 8.
- 2.2 The proposal includes a brick infill extension (to the approved scheme, which has been broadly completed externally) at ground floor level that would result in an increase in floorspace of 41m².
- 2.3 Internal works to the listed building include altering partitions and lining internal party walls.
- 2.4 A rear boundary wall (between the application site and 10-11 King's Mews) and a boundary wall to subdivide the rear garden at lower ground floor level are proposed.
- 2.5 A reconfiguration of the cycle storage across the lower floors is proposed.
- 2.6 Works to the lightwell are proposed including a bin lift, louvres to store door, a concrete step and new gate entrance.

3 RELEVANT HISTORY

Application site

- 3.1 **2014/6795/P and 2014/7045/L:** 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. Granted Subject to a Section 106 Agreement on 30/03/2015.
- 3.2 **2015/3149/P:** Non-material amendment to 2014/6795/P. Alterations 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. Granted on 04/09/2015.
- 3.3 **2015/3477/L:** 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 (revised scheme to 2014/7045/L). Granted on 04/09/2015.

- 3.4 **2015/2373/P:** Approval of condition 3a (samples and manufacturers specifications of facing materials) and 3b (detailed drawings of proposed bin lift) of planning permission 2014/6795/P and condition 4 (samples and manufacturers specifications of facing materials) of the associated listed building consent 2014/7045/L. Granted on 20/11/2015.
- 3.5 **2017/3155/P:** Non-material amendment to 2014/6795/P to provide internal alterations over the first to fourth floors including revised bathroom layouts, alterations to internal wall positions, revised Kitchen layouts, thermal lining to party walls and existing front elevations. Granted on 10/07/2017
- 3.6 **2017/3453/L:** Internal changes across first to fourth floors: revised bathroom layouts, proposed alterations to internal wall positions, revised kitchen layouts and thermal lining to party walls and existing front elevations. Granted on 28/06/2017
- 10-11 King's Mews
- 3.7 **2012/6315/P and 2012/6524/L:** Partial demolition of rear office extension at lower ground and ground floors and the erection of a new single family dwelling house (Class C3) fronting King's Mews. Granted Subject to a Section 106 Agreement on 17/06/2014.
- 3.8 **2015/2393/P and 2015/2618/L:** Demolition of two storey building and erection of 2 x 3 bedroom, four storey dwellings including a new basement. Withdrawn on 03/10/2016.
- 3.9 **2017/2509/P:** Approval of condition 6 (details of basement engineer) of planning permission 2012/6315/P. Granted on 29/06/2017.
- 3.10 **2017/2569/P:** Approval of conditions 3 (Facing materials), 4 (entrances, balustrading & fenestration), and 7 (cycle storage) of planning permission 2012/6315/P. Granted on 27/07/2017.
- 3.11 **2017/4543/NEW:** Erection of three storey plus basement building to provide 4 x 1 bed and 3 x 2 bed dwelling. An application for planning permission and listed building consent has been submitted to the Council.

4 CONSULTATION SUMMARY

Statutory Consultees

- 4.1 The Georgian Group were consulted on 08/06/2017. No response has been received.

Conservation Area Advisory Committee

- 4.2 Bloomsbury CAAC were consulted on 08/06/2017. No response has been received.

Adjoining Occupiers

<i>Number of letters sent</i>	0
<i>Total number of responses received</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

- 4.3 A site notice was displayed for both the planning and listed building consent applications from 14/06/2017. Local press releases for the schemes were made on 15/06/2017. No responses have been received.

5 POLICIES

- 5.1 Set out below are the Local Plan policies that the proposals have primarily been assessed against. It should be noted that recommendations are based on the assessment of the proposals against the Local Plan together with other material considerations. In making any recommendations as part of the planning process, account will have been taken of all relevant statutory duties including section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.2 National Planning Policy Framework 2012

On 27th March 2012, the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations, which should be taken into account in determining planning applications.

5.3 The London Plan 2016

5.4 Mayor's Supplementary Planning Guidance

5.5 Camden Local Plan 2017

G1 (Delivery and location of growth)
H2 (Maximising the supply of self-contained housing from mixed-use schemes)
C2 (Community facilities, culture and leisure)
C6 (Access for all)
A1 (Managing the impact of development)
A4 (Noise and vibration)
D1 (Design)
D2 (Heritage)
CC1 (Climate change mitigation)
CC2 (Adapting to climate change)
CC3 (Water and flooding)
CC5 (Waste)
T1 (Prioritising walking, cycling and public transport)
T2 (Parking and car-free development)
T3 (Transport infrastructure)
T4 (Promoting the sustainable movement of goods and materials)
DM1 (Delivery and monitoring)

5.5 Supplementary Planning Policies

Camden Planning Guidance (CPG)

- CPG1 Design 2015
- CPG3 Sustainability 2015
- CPG6 Amenity 2011
- CPG7 Transport 2011
- CPG8 Planning obligations 2015

5.6 Other documents

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

ASSESSMENT

The principal considerations material to the determination of this application are considered in the following sections of this report:

6	Background
7	Land Use
8	Affordable Housing
9	Quality of Residential Accommodation
10	Design, Conservation and Heritage
11	Neighbouring Amenity
12	Transport and Refuse
13	Sustainability
14	Construction Infrastructure Levy (CIL)
15	Conclusion
16	Legal Comments

6 Background

- 6.1 The building is currently vacant and has been the subject of development commenced under 2014/6795/P and 2014/7045/L, which gave permission to convert the former construction training centre (D1) into 7 residential flats (C3). The development has not been substantially completed and none of the units

are ready for occupation. Officers consider the planning permission to be extant and is therefore a material consideration.

- 6.2 Immediately to the rear of the site is 10-11 King's Mews. This site was granted permission to construct a new single family dwelling house fronting the Mews under 2012/6315/P and 2012/6524/L. It is noted that this permission expired on 17/06/2014. A new proposal under 2017/4543/NEW has been submitted for a three storey plus basement building to provide two residential units.
- 6.3 Officers are aware that the two adjacent sites were previously under the same ownership; however, the site at 6 John Street has recently been sold to the current applicant of the scheme. The redline around the application site only includes 6 John Street. The new application at 10-11 King's Mews has been submitted by a different applicant and is under separate ownership to 6 John Street.

7 Land Use

- 7.1 The site was previously occupied by OLCI Construction Training who vacated the property in May 2014 following the company falling into administration. The premises offered construction training for students in plumbing, electrical and green energy. The previous use included training areas, ancillary offices, classrooms and a caretaker's facility. It was considered to be an education (D1) use.
- 7.2 The loss of the Class D1 community use was approved under 2014/6795/P due to there being no interest displayed from any business wishing to operate a community facility within the host building. Uses requiring such a high level of floorspace are generally found in lower cost areas than Bloomsbury. A Marketing Report supported the extant permission and concluded that the building is in a poor state of repair and suffers from serious limitations. During the marketing exercise the building was not well received and no offers were received. At the time of the permission the building was considered by officers to not be appropriate for a community use. Furthermore, the change of use to residential was considered to lead to the enhancement of the listed building, especially given that it would revert back into its original use.
- 7.3 The planning permission under 2014/6795/P has commenced with the majority of the external works completed. It is therefore a material consideration and a sufficient fallback position, as the permission is extant and is very likely to be implemented in the event of the current scheme failing. Therefore, there is no objection to the use of the building as residential.

8 Affordable Housing

- 8.1 Local Plan policy H4 requires a contribution to affordable housing from all developments providing one or more additional residential units with an increase in floorspace of 100m² (GIA) or more. The sliding scale target, starting at 2% for one home and increasing by 2% for each home added to capacity, is applied to the additional floorspace proposed. The affordable percentage is

calculated on the basis that 100m² (GIA) is sufficient 'capacity' for a single home. Schemes providing between 1-9 units are expected to make a payment in lieu (PIL) of affordable housing, subject to viability. The proposed GIA of the development is 336m², with the GEA being 367m². On this basis a PIL of £58,353 would be required and secured via a Section 106 legal agreement. The calculation for the PIL is below:

- Based on a GIA of 336m² the percentage target would be 6%
- The existing PIL figure is £2,650 per m², based on GEA
- The proposed increase of floorspace in GEA is 367m²
- GEA floorspace target is 6% x 367m² = 22.02m²
- Financial contribution calculated as 22.02m² x £2,650 per m² = £58,353

8.2 Policy H4 states that the Council will seek to ensure that where development sites are split or separate proposals are brought forward for closely related sites, the appropriate affordable housing contribution is comprehensively assessed for all the sites together. As mentioned previously the site to the rear (10-11 King's Mews) is in separate ownership to the application site and there is not a valid permission to develop that site. To ensure that any future amendments to the application site are assessed in the future, including if the circumstances around the ownership of the King's Mews site change, a planning obligation would be secured to ensure that any additional floorspace or units within the property or related sites are liable for an appropriate affordable housing contribution.

9 Quality of Residential Accommodation

9.1 The proposal provides 3 x 2 bed units, which are a high priority as per policy H7. The units all have large sizes, exceeding the technical space standards, are dual aspect and provide an adequate provision of light and outlook.

10 Design, Conservation and Heritage

10.1 The building is a concrete-framed facsimile constructed circa 1960. It contains no historic fabric and is listed at grade II only to maintain its contribution to the Georgian terrace and the Bloomsbury Conservation Area in which it sits. The main external alteration proposed is a ground floor level rear infill extension. The proposal would result in a uniform rear wall and given its height, which sits slightly above the boundary treatment either side, would be subordinate to the host building and not visually dominant from views to the rear.

10.2 The façade of 6 John Street would be retained with the main entry steps and some of the railings refurbished in accordance with the host and surrounding buildings. The single glazed timber sash windows would be renovated where damaged and replaced with windows to match where they are beyond repair. This would lead to the enhancement of the front elevation of the building that contains the special architectural and historic interest as a replica of the late 18th century town house within its terrace context. Details of the proposed bin lift are appropriate and in accordance with the details secured under 2015/2373/P.

10.3 The internal works to the listed building include the demolition of internal partitions and the lift core along with the retention of the concrete structural frame. The internal elements are not original and have been subjected to such extensive modification over the years that none of the historic fabric remains. These elements are not only modern but are in a poor condition and their removal would be supported. In addition, the internal layout of the building would be brought back to its original residential use which is supported. The works would not impact on the exterior of the building which is of architectural merit.

11 Neighbouring Amenity

11.1 Due to the height and depth of the rear extension, which does not project any further than the rear building line, it would not materially harm the neighbouring amenity of any of the adjoining occupiers by way of a loss of light, outlook or overbearing impact. The works to the front of the building would largely be within the lightwell and are unlikely to harm neighbouring amenity.

11.2 A party wall would be built to subdivide the lower ground floor level garden. This would provide privacy for the prospective occupiers of the development and would be within the walls of the adjoining properties.

11.3 A further party wall is proposed along the rear boundary with 10-11 King's Mews. It is noted that this site is currently empty and there is no valid permission to construct a residential premises (although an application has been submitted). Officers consider that residential development is likely on this site, especially given there is a current planning application being considered (see above), which could lead to mutual overlooking between any upper level units. As the application site is coming forward first with the current submission and an extant permission being partially implemented, it is considered that any potential mutual overlooking impacts should be considered as part any scheme at 10-11 King's Mews.

12 Transport

12.1 The scheme would be car-free which would be secured via Section 106. This is due to the site having excellent transport links, being located within the Central London Area with a PTAL of 6B.

12.2 In line with Policy T1 of the Local Plan, cycle parking at new developments must be provided in accordance with the standards set out in the London Plan. For 2 bedroom flats this gives a requirement for 2 spaces per unit, which gives a requirement for 6 spaces. For the whole property (i.e. including the upper floors of the building) the requirement is 6 spaces. The submitted plans show 16 Josta two tier spaces at ground and lower ground floor. The lower ground floor spaces are accessible from the ground floor of the property by means of a lift. It is considered that the proposed cycle parking arrangements are acceptable and their provision should be secured by means of a planning condition.

12.3 The proposed development is relatively minor in nature and a Construction Management Plan (CMP) is unnecessary in this instance. A CMP was previously secured against the development in respect of extant permission 2014/6795/P and it is expected that this will continue to apply as the rest of the building works at the site are carried out. Furthermore, a contribution towards repaving the footway adjacent to the site is unnecessary in this instance. A contribution was previously secured against this site in respect of the extant permission 2014/6795/P and this can be used to repair any damage that may be caused to the footway as a result of this application.

13 Sustainability

13.1 As per policies CC1, CC2 and CC3 of the Local Plan, maximum internal water use of 110litres/person/day would be secured via planning condition.

14 Construction Infrastructure Levy (CIL)

14.1 The proposal by its size and land use type is liable for the London Borough of Camden's Community Infrastructure Levy (CIL) introduced on the 1st April 2015 to help pay for local infrastructure and the Mayoral CIL which helps fund Crossrail introduced on 1st April 2012.

15 Conclusion

15.1 Based on the above assessment, the proposed creation of residential units is considered acceptable given the extant permission. The proposed external and internal alterations to the building are considered to enhance the character and appearance of the building, the conservation area and would protect the special interest of the listing building which relates to its façade. It is not considered that the proposal would lead to any undue harm to adjoining occupiers.

15.2 Planning Permission and Listed Building Consent is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:

- Car-free development
- Affordable housing contribution of £58,353
- Subsequent amendment of residential floorspace/units to site/related sites liable for affordable housing contribution

16 LEGAL COMMENTS

16.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s): **2017/2434/P**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans (P_)00 and 01-03 Rev A; 04 Rev B and 05 Rev A, (24936-)P090 and P100 Rev P1, Heritage Statement dated June 2017, Daylight and Sunlight Assessment dated 24/05/2017, Design & Access Statement Rev A dated 26/05/2017 and Lyfthaus Quotation dated 07/04/2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan.

- 4 Prior to the occupation of the development, details of secure and covered cycle storage area for 16 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 6 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of

Camden Local Plan 2017.

- 7 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan June 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL

payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

Condition(s) and Reason(s): **2017/3331/L**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

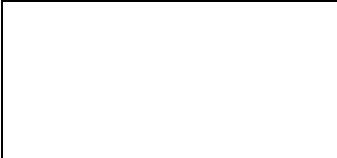
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (P_)00 and 01-03 Rev A; 04 Rev B and 05 Rev A, (24936-)P090 and P100 Rev P1, Heritage Statement dated June 2017, Daylight and Sunlight Assessment dated 24/05/2017, Design & Access Statement Rev A dated 26/05/2017 and Lyfthaus Quotation dated 07/04/2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.



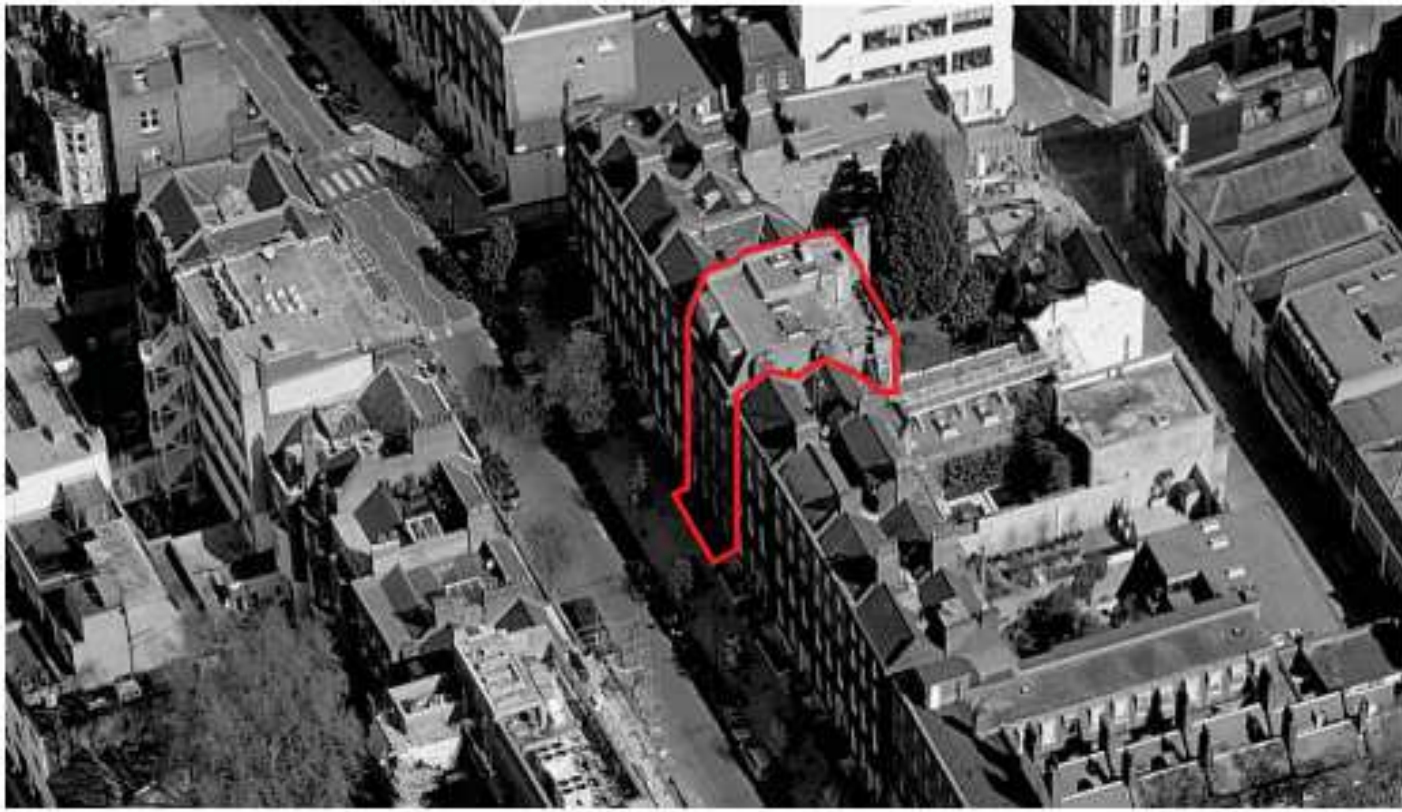
Application No: 2017/2434/P & 2017/3331/L
6 John Street
London, WC1N 2ES

Scale:
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 Date:
3-Sep-17



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01 Aerial View looking North



02 Aerial View looking West



03 Aerial View looking East



04 Aerial View looking South

Above: Aerial views of application site (in red)



Above: Front elevation



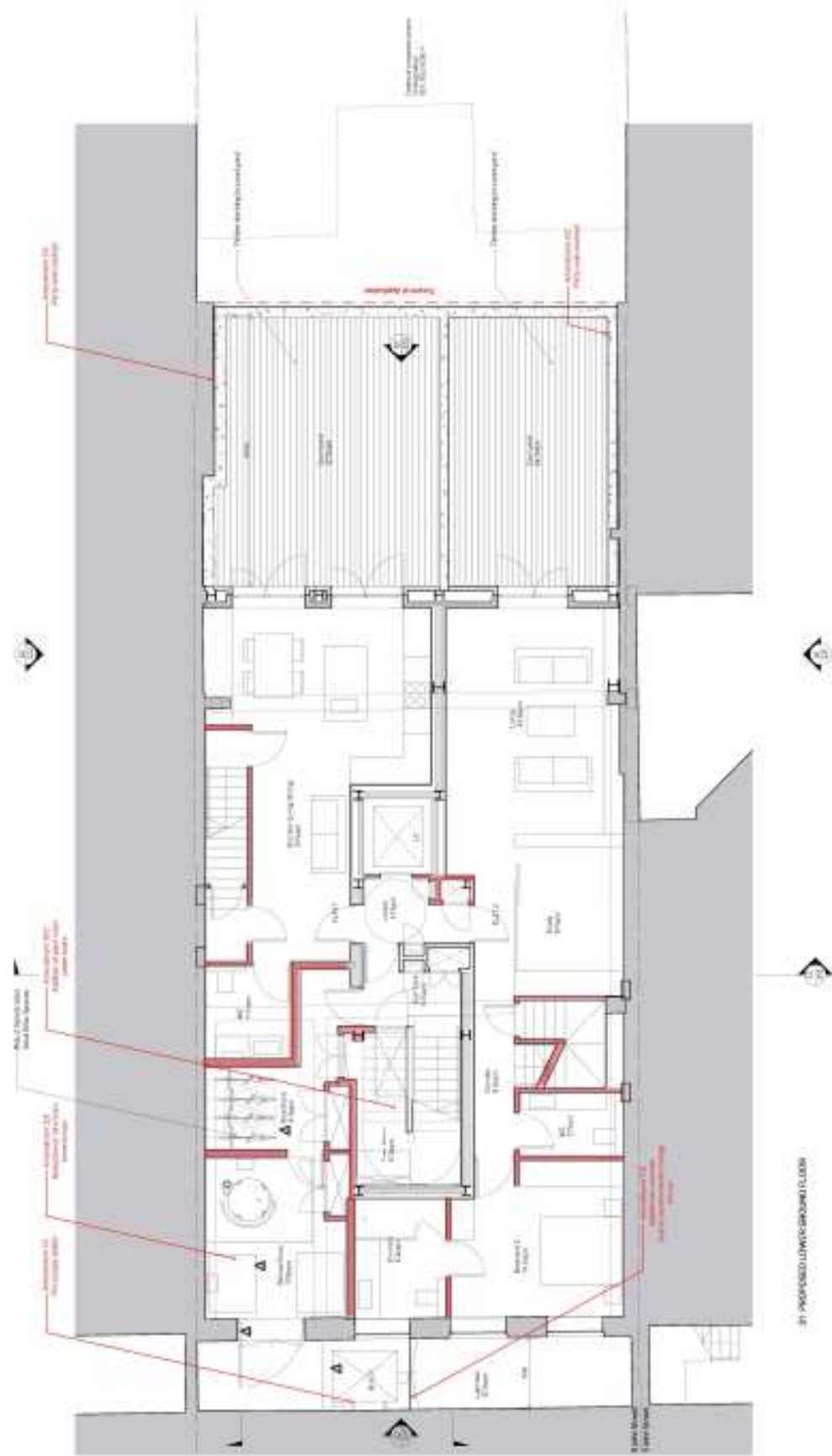
Above: Front lightwell



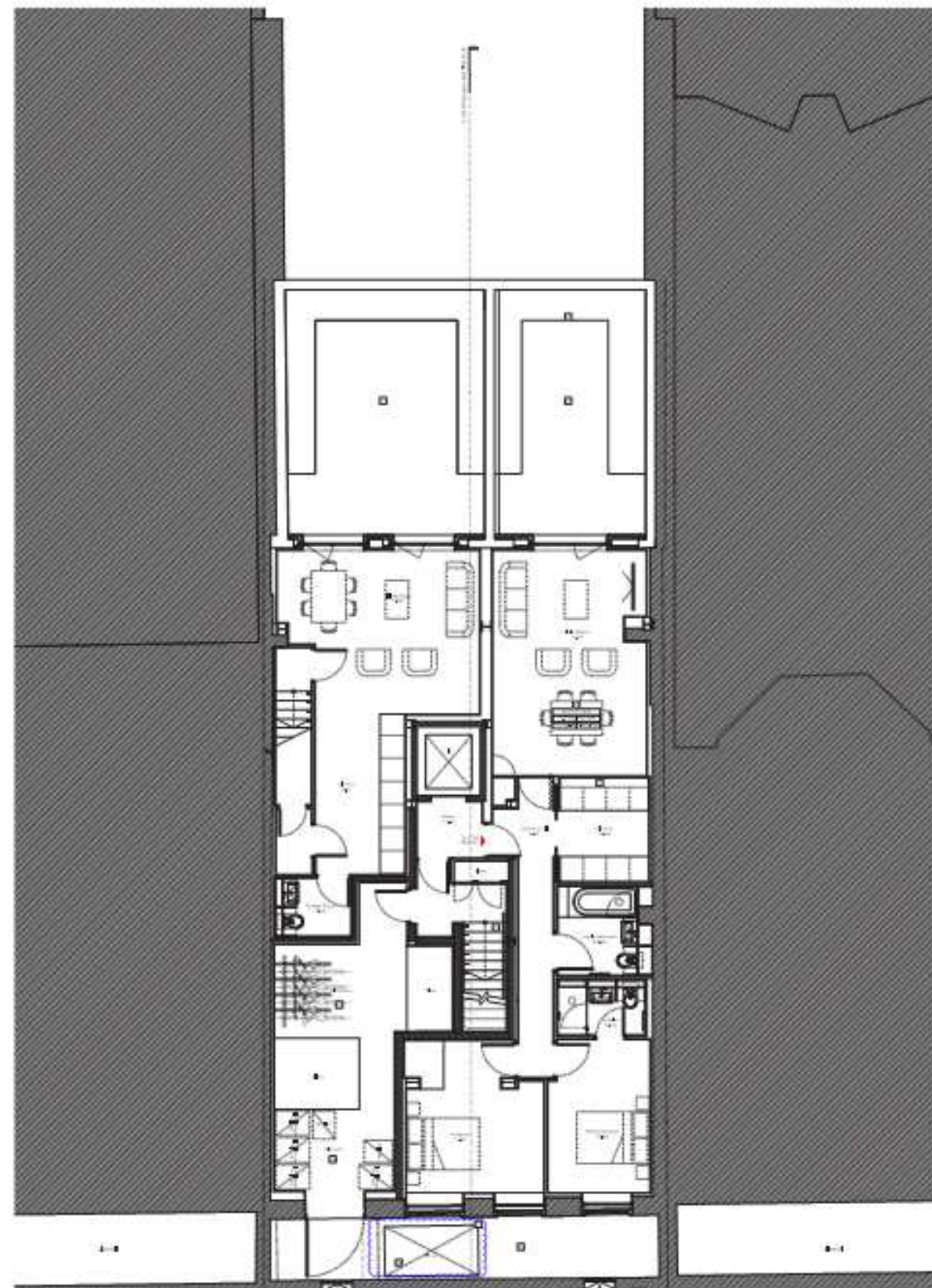
Above and left: 10-11 King's Mews and rear of 6 John Street



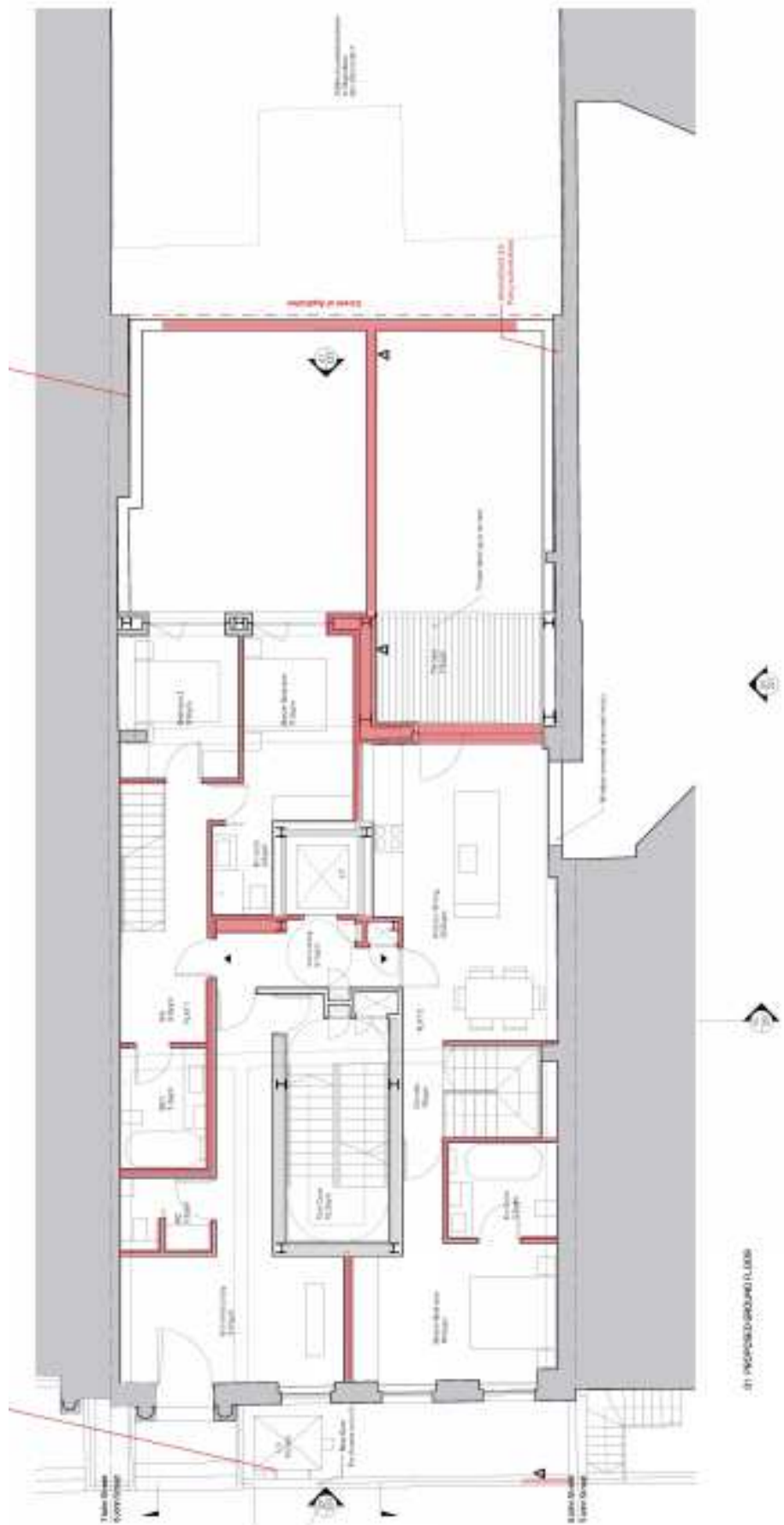
Above images: Current interior of building (under construction)



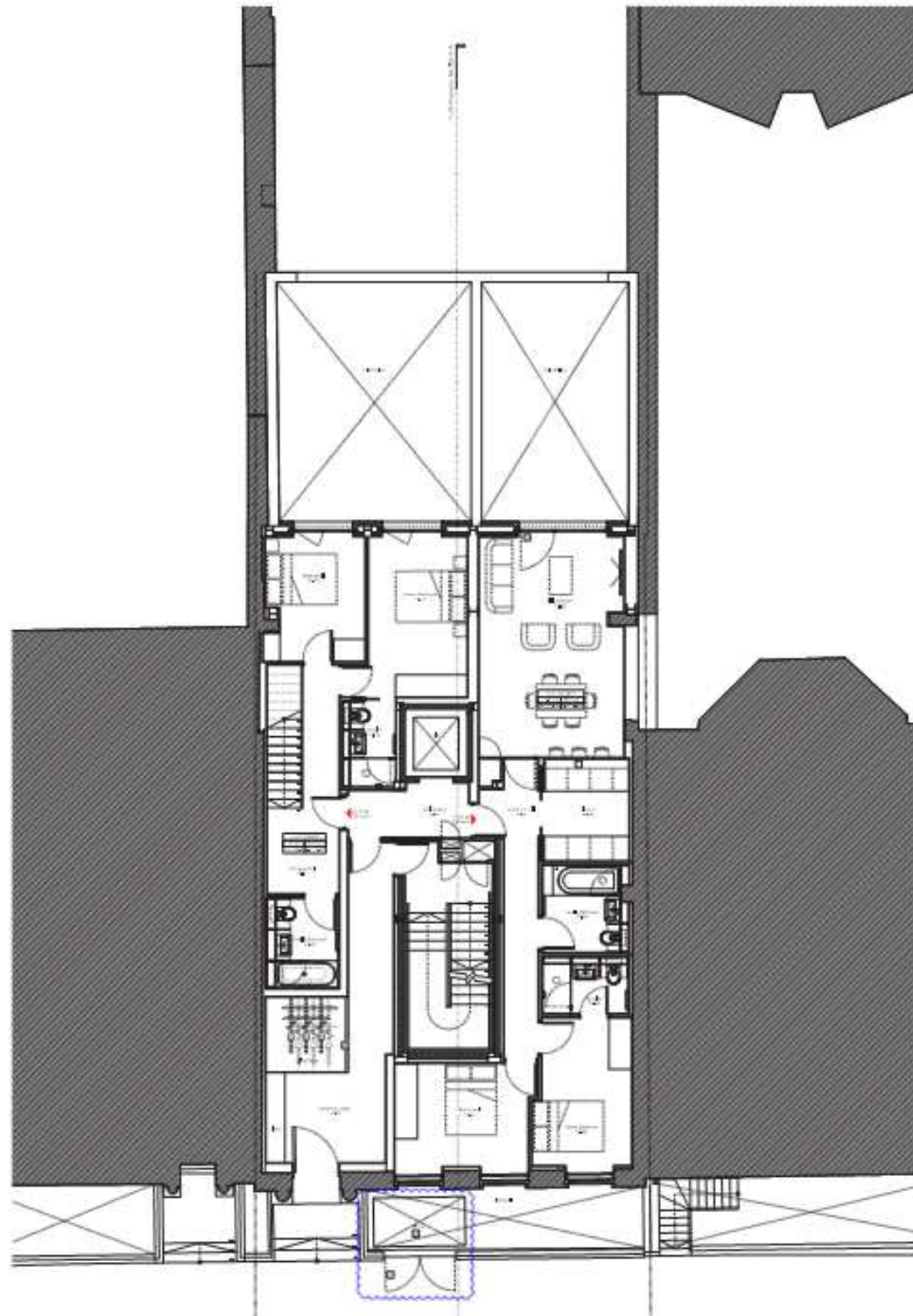
Above: Lower ground floor consented under 2014/6795/P



Above: Proposed lower ground floor



Above: Ground floor
consented under
2014/6795/P



Above: Proposed ground floor



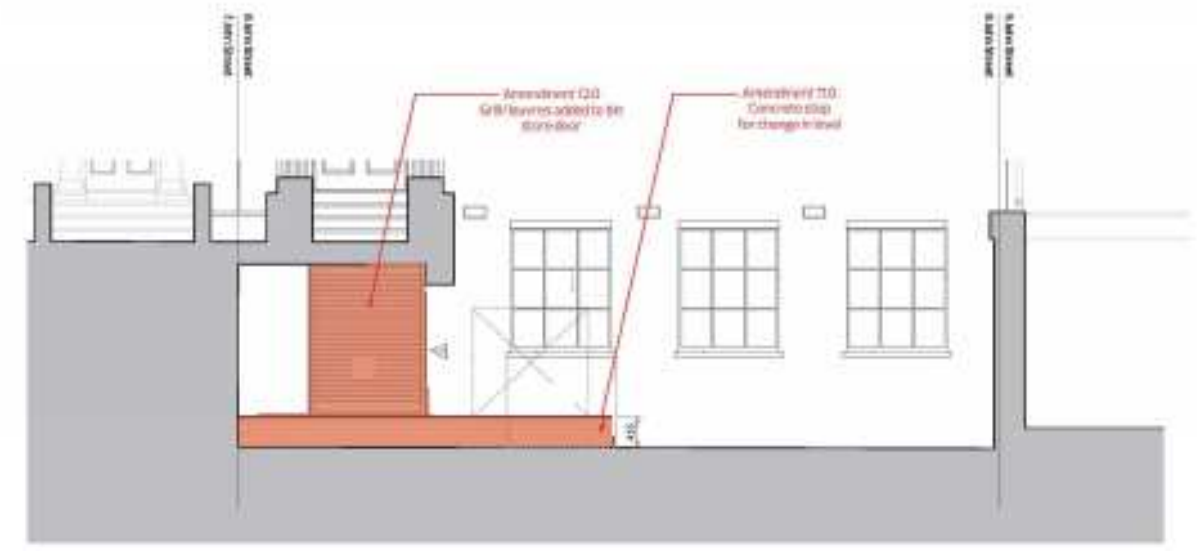
Consented/Drawn by West Street Division
2015/3149/P by Coffey Architects

Above: Street elevation consented under 2014/6795/P



7 John Street 8 John Street 9 John Street
Proposed West Street Division

Above: Proposed street elevation



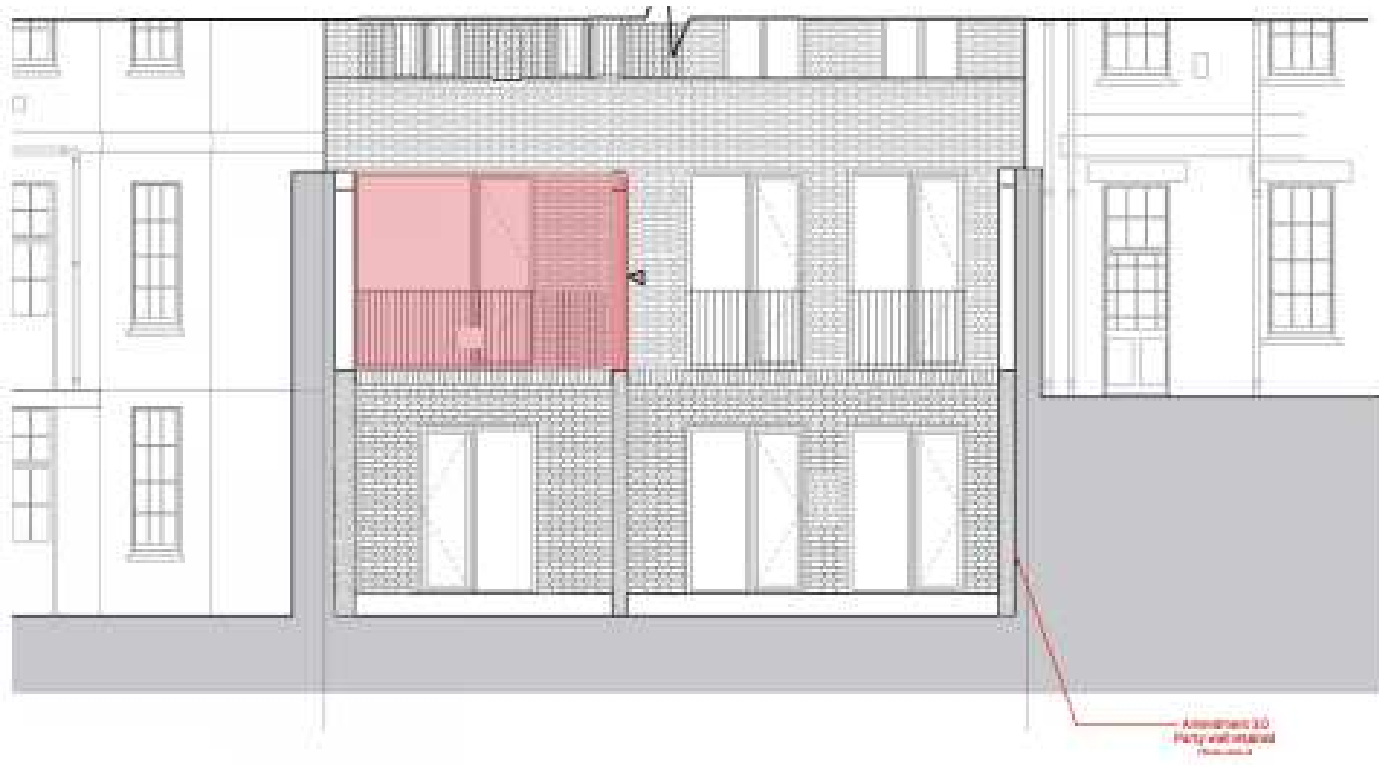
Consented/Drawn by West Street Division
2015/3149/P by Coffey Architects

Above: Lightwell elevation consented under 2014/6795/P

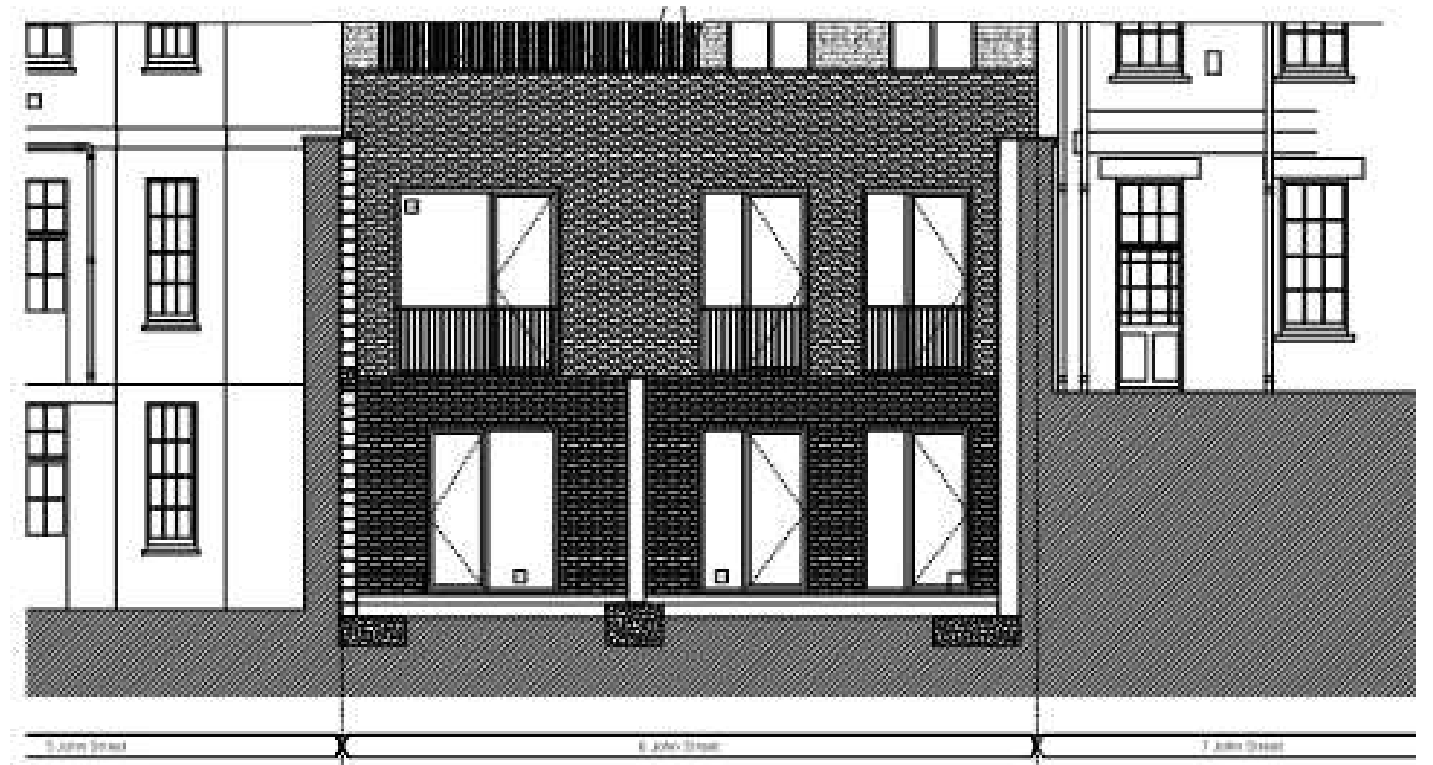


Proposed West Street Division

Above: Proposed lightwell elevation



Above: Rear elevation consented under 2014/6795/P



Above: Proposed rear elevation



Above: Rear isometric view as approved under 2014/6795/P



Above: Proposed rear isometric