



**Development proposal at
21 JOHN STREET**

LIGHT TO WINDOWS AT MYTRE COURT

June 2018

Mytre Court is only a small section (highlighted red) with the Courtyard of 21 John Street, The Duke of York Public House and Mytre Court, **Figure 1 & 2**.

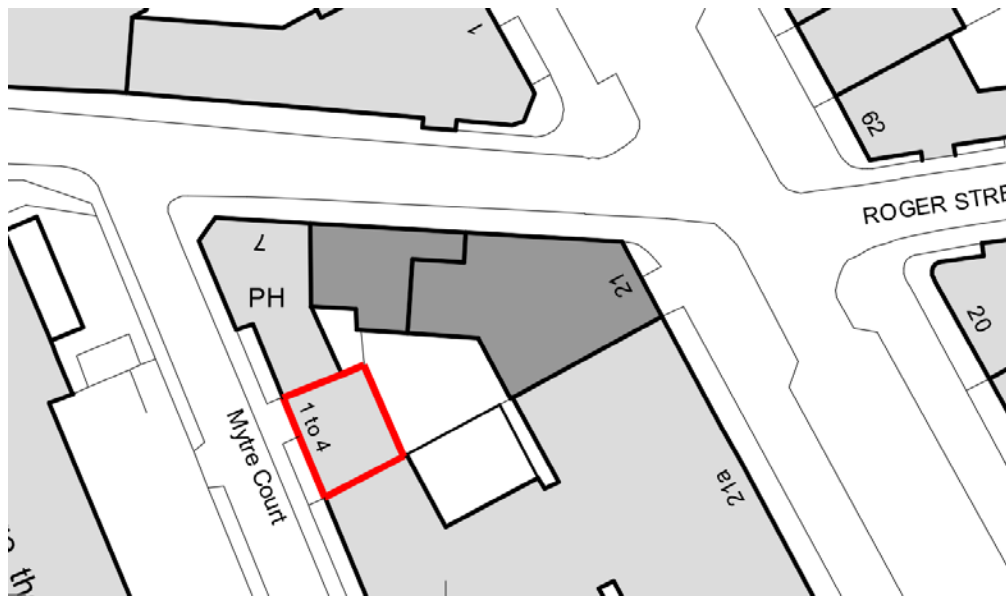


Figure 1. Block plan with Mytre Court highlighted red



Figure 2. Photograph from within the courtyard with Mytre Court highlighted red and the commercial premises of 21 John Street and the Duke House highlighted green.

The split between the Duke of York Public House and Mytre Court, is difficult to appreciate from the front with what seems one building is actually two different buildings with different uses, as seen in **Figure 3**.



Figure 3. Photograph from Roger Street with the Duke House highlighted green and Mytre Court highlighted red

The majority of the Mytre Court sits south of 21 John Street and therefore should not need to be assessed as seen in **Figure 4 & 5**.



Figure 4. Block plan with everything south of 21 John Street highlighted yellow



Figure 5. Block plan with everything south of 21 John Street highlighted yellow

The BRE Guide to Good Practice states at Paragraph 2.2.2 that:

'Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed'.

The windows within the courtyard on Mytre Court as seen in **Figure 6**, north of 21 John Street are for a stairwell (highlighted green) and for bathrooms (highlighted orange). The windows south of 21 John Street have also been highlighted in blue, for the use of kitchens. The layouts of each flat at Mytre Court taken from Rightmove, can be seen in **Appendix 1**.



Figure 4. Block plan with everything south of 21 John Street highlighted yellow

Therefore, all the windows at Mytre Court do not need to be assessed as the ones which are north of 21 John Street contain circulation areas and bathrooms. The windows are the rear of the Duke of York Public House (highlighted purple) also serve storage rooms, which also do not need to be analysed.

The divide between the two premises can be seen further in the approved application LPA ref: 2015/5485/P at 7 Roger Street, Holborn for the installation of the kitchen duct.

APPENDIX 1: Mytre Court flat layouts

Land Registry sold prices

Flat 2, Mytre Court, Johns Mews, London, Greater London WC1N 2PA

Sale Date	Property	Price Paid	Source
24 Apr 2015	Flat, Leasehold	£635,000	Land Registry

Previously listed on Rightmove on February 2015

1 bedroom flat



Source acknowledgement: House price data produced by Land Registry

This material was last updated on 03 July 2018. It covers the period from 01 January 1995 to 30 May 2018.

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Land Registry sold prices

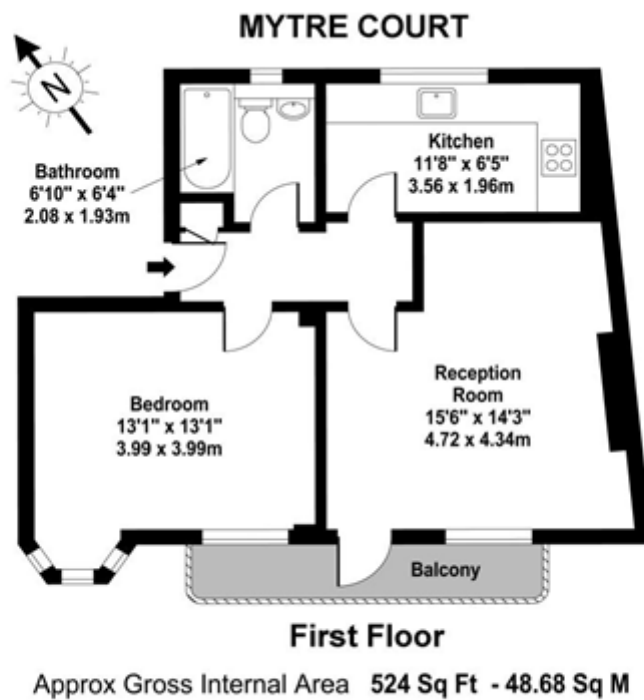
Flat 2, Mytre Court, Johns Mews, London, Greater London WC1N 2PA

Sale Date	Property	Price Paid	Source
24 Apr 2015	Flat, Leasehold	£635,000	Land Registry

Previously listed on Rightmove on February 2015

1 bedroom flat

Master Floorplan Image



Whilst every attempt has been made to ensure the accuracy of the plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

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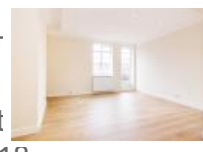
Land Registry sold prices

Flat 3, Mytre Court, Johns Mews, London, Greater London WC1N 2PA

Sale Date	Property	Price Paid	Source
22 Mar 2016	Flat, Leasehold	£631,000	Land Registry

Previously listed on Rightmove on February 2016

1 bedroom flat



nd Registry

period from 01

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Land Registry sold prices

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TOTAL APPROX. GROSS INTERNAL AREA 505 SQ FT / 46.9 SQ M

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Land Registry sold prices

Flat 4, Mytre Court, Johns Mews, London, Greater London WC1N 2PA

Sale Date	Property	Price Paid	Source
08 May 2015	Flat, Leasehold	£640,000	Land Registry

Previously listed on Rightmove on February 2015

1 bedroom flat



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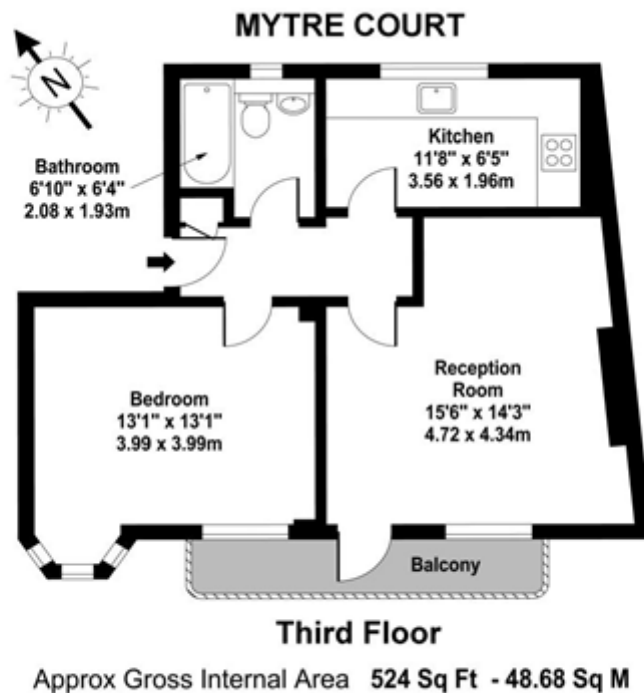
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Master Floorplan Image



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