

Location Plan & Photographs – 2016/4582/P



Photographs



Application building – nos. 25, 27, 29-31 John's Mews



View nos. 25, 27, 29-31 John's Mews



View due south-east



View due north-west R/O nos. 29- 31; 27 & 25 John's Mews



Flank wall no.25



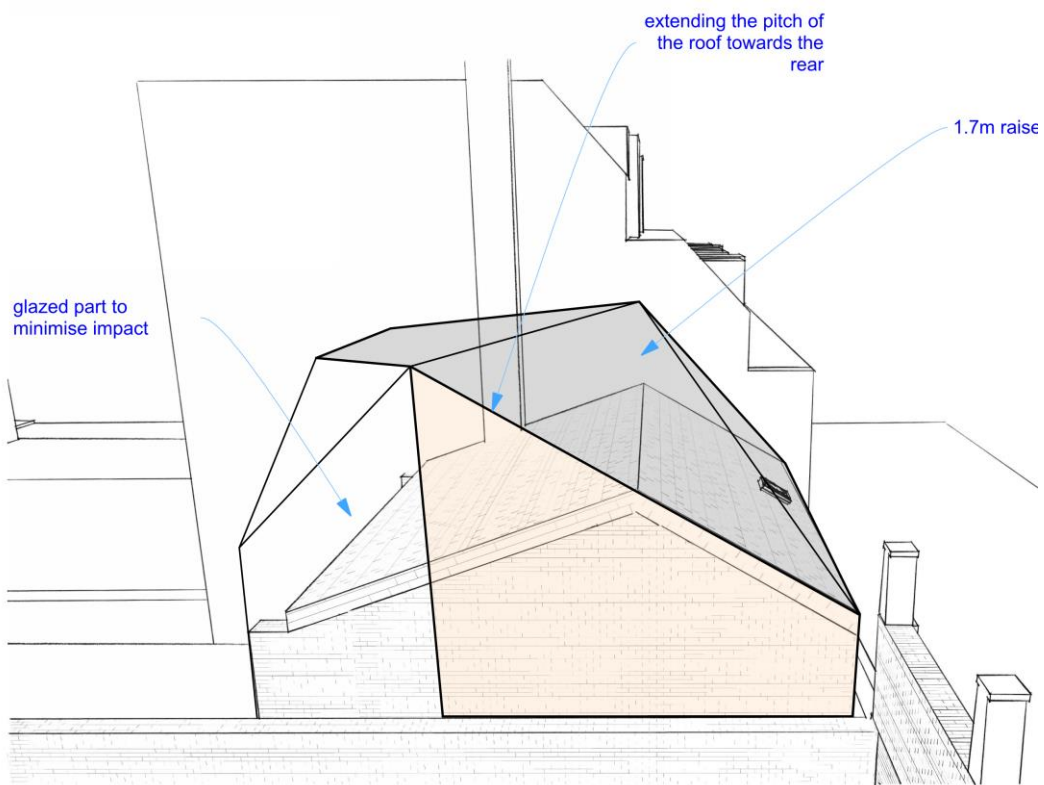
View of existing & image of proposed



Rear view no.27



Rear view nos.30; 31-33 John St.



Axonometric view

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	13/10/2016
		N/A / attached		Consultation Expiry Date:	10/11/2016
Officer			Application Number(s)		
Hugh Miller			2016/4582/P		
Application Address			Drawing Numbers		
27 John's Mews London WC1N 2NS			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Demolition of the existing Mews dwellinghouse and erection of new dwellinghouse behind retained façade.					
Recommendation (s):		Granted Subject to a Section 106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		

*Press Notice displayed 20/10/2016, expires 10/11/2016.
Site notice displayed 18/10/2016, expires 08/11/2016*

25 John's Mews – Objection
13C Northington Street - Objection

Sundries

- a) Freeholder - 25 John's Mews is rented, and only aware of the proposed development on 04-11-2016. The time period is too short to provide detail comments and is in the process of appointing a Surveyor.
- b) Freeholder - needs sufficient time to inform the insurers and mortgage Lender on the likelihood 25 John's Mews is compromised.
- c) The proposed development will require a Party Wall agreement.
- d) Concern over the structure and set up of the new roof proposed also:
 - what construction techniques would be used;
 - how the demolition would be performed;
 - the extent of the demolition works, and - how the proposed demolition would relate to 25 John's Mews.

Design

- e) Concerned about the plans / visual renderings and the relationship with no. 25 John's Mews;

Amenity

- f) Concern about impact on privacy relating to the proposed "conservatory like section".
- g) Concern about impact of access to natural light to the roof of 25 John's Mews which has a roof terrace.
- h) Concern about noise proofing, weather proofing and whether the new construction approach and materials would offer more or less insulation than the present arrangement; nor what materials would be used.
- i) Concerned about noise disturbance from development works; and will greatly inconvenienced the residents of the surrounding streets, without any apparent benefit whatsoever to the community.

Summary of consultation responses:

Officer Comment:

Sundries : The written representation submitted by the applicant are noted above and whilst 21 days may not allow for detail technical comments some of the points raised above are material considerations relevant to the determination of the proposal and are assessed below in the report; other points are non-material considerations referred to as sundries. Party wall matters are not material consideration relevant to the determination of the application and are a civil matter for the applicant and neighbour to resolve.

A section 106 legal agreement attached to the decision to allow development incorporate a Construction Management Plan explain how the development site is managed; and which includes the demolition of the existing building in accordance with CPG4 [Impacts to neighbours from demolition and construction] .

It is acknowledged that development works poorly managed can cause nuisance. An informative will be added as usual to advise the applicant of their responsibilities under national legislation regarding construction works and nuisance which will be controlled by the Environmental Health Team.

Design

With the exception of the glazed element and asymmetrical roof, the mews house footplate is fixed due to being landlocked by the neighbouring buildings. The east side of John's Mews provides rich diversity materials. Moreover, with the exception of the retained façade, the replacement mews house design is highly bespoke and contemporary and incorporates a palette of materials that is considered acceptable as it would harmonise and complement the appearance of the neighbouring mews houses and would not harm the appearance or character of the conservation area.

Casement windows with mullions within the bespoke roof design are considered to be incongruous and the revised design windows are considered more acceptable.

Amenity

There are no windows at roof level or a roof terrace at no.25 John Mews; the depth of the new mews house matches the existing and therefore will not have any negative impact on occupiers' amenity; see paras. 3.7 – 3.9 below

It is acknowledged that noise and disturbance co-exist within the development process and is unavoidable. An informative will be added as usual to advise the applicant of their responsibilities under national legislation regarding construction works and nuisance which will be controlled by the Environmental Health Team.

**CAAC/Local groups*
comments:**
*Please Specify

Bloomsbury CAAC – Objection

We feel the proposal is too bulky and that the 'dormer' window mullions (whether existing or not) should be redesigned with the mullions more in keeping with the host building.

Officer comment. Please see design comments above.

Site Description

The application site comprises an existing 3-storey family dwellinghouse located on the east side of John's Mews, south of the junction with Northington Street and north of Theobalds Road. The building is not listed but abuts listed Grade II buildings at 25 John's Mews and 13 Northington Street and on the north side and a 5-storey non-listed residential building nos. 29-31 John Mews south side.

The host building is located within Bloomsbury Conservation Area and it's not listed. The Conservation Area Statement has identified the façade of the property as making a positive contribution to the character of the Conservation Area.

Relevant History

July 2016 – Granted – Written Pre-application advice for the demolition of the existing building and its replacement with a new residential building with retained façade; ref. (2016/0118/PRE)

October 1995 –PP Granted - Erection of a roof extension in connection with the use of the building as a single family dwelling house; ref. 9501043

May 1973- PP refused - Redevelopment of the sites of 13 Northington Street and 25/27 Johns Mews, W.C.1 by the erection of a 4-storey and basement building comprising ground and first floor offices, second and third floor residential (9 flats), and basement storage; ref. 15441R

Relevant policies

LDF Core Strategy

- CS1 - Distribution of growth
- CS5 - Managing the impact of growth and development
- CS11 - Promoting sustainable and efficient travel
- CS13 - Tackling climate change through promoting higher environmental standards
- CS14 - Promoting high quality places and conserving our heritage
- CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity
- CS18 - Dealing with our waste and encouraging recycling
- CS19 - Delivering and monitoring the Core Strategy

Development Policies

- DP2 – Making full use of Camden's capacity for housing
- DP5 - Homes of different sizes
- DP6 – Lifetime homes and wheelchair homes
- DP17- Walking, cycling and public transport
- DP18 – Parking standards and limiting the availability of car parking
- DP20 - Movement of goods and materials
- DP21- Development connecting to the highway network
- DP22 - Promoting sustainable design and construction
- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 - Managing the impact of development on occupiers and neighbours

Emerging Local Plan 2015 Policies

- Policy H3 – Protecting existing homes;*
- Policy H6 - Housing choice and mix*
- Policy H7 - Large and small homes*
- Policy D1 – Design*

Policy D2 – Heritage

Policy A1 – Managing the impact of development

Policy T1 - Prioritising walking, cycling and public transport

Policy T2 - Car-free development and limiting the availability of parking.

Supplementary Planning Guidance

Camden Planning Guidance:

CPG1 (Design) - 2015

CPG2 (Housing) - 2015

CGP6 (Amenity) - 2011

CPG7 (Transport) – 2011

CPG8 Planning Obligations - 2015

Bloomsbury Conservation Area Appraisal and Management Strategy

The London Plan 2011

National Planning Policy Framework (Adopted March 2012)

Assessment

1.0 Background

1.1 In July 2016 written pre-application advice was given to the applicant which supported the principle of a replacement new residential mews building but with a retained façade. The pre-application advice to the applicant clarified that the host building's façade was in fact the positive contributor rather than the whole building due entirely to reconfiguration and extension, which compromised the buildings integrity.

1.2 During the course of the assessment the front windows and the front doors were revised to address design and public safety concerns raised by officers.

2.0 Current Proposal

2.1 Demolition of the existing Mews dwelling house and erection of new dwellinghouse behind retained façade.

3.0 The key issues are as follows:

- the principle of demolition and retained façade;
- design and impact on the appearance of the new building and impact on the character and appearance of the conservation area;
- amenity

The principle of demolition

3.1 The east side of John's Mews comprises a mix of mews style properties modern buildings of larger scale of irregular height and mixed residential and business uses. The host building is land-locked by the neighbouring buildings on three sides; and form a terrace with 13 Northington Street and 25 Johns Mews an ornate two storey building and listed also the unlisted 29-31 Johns Mews a 5-storey building. At the rear St. John's Street the neighbouring buildings comprises basement 4 and 5-storeys with single-storey rear extensions that abut the application building. In July 2016, the Council's pre-application advice was that the demolition of the entirety of the existing building was considered unacceptable on the basis that it would mean the loss of a positive contributor to the Bloomsbury conservation area. The observations were that inferior and poor quality maintenance works had harmed the front elevation, in particular the brickwork appears to have been aggressively cleaned and pointed with a hard cementitious mortar. However, officers considered that a high quality design replacement building could be an enhancement upon the quality of accommodation provided by the existing, much compromised mews house. Notwithstanding the damaged front elevation, officers advised the applicant that the front façade of the building should be considered for retention thus minimising the impact on the streetscape and the conservation; and also be DP25 policy compliant.

3.2 So as to limit the harm resulting from the total demolition of the building on the character and appearance of the Conservation Area the proposal now comprises the demolition of all but the front façade and replaces it with a new building with retained façade.

Design

3.3 The proposed replacement 3-storey building would mirror the existing footplate but includes an asymmetrical roof design and part glazed north-east section. The roof design provides additional floorspace within the loft resulting in one additional bedroom to form a 4 bedroom house. The new house comprises 215sqm and the increase floorspace is a result of the new roof articulation. The asymmetrical roof design would project 1.7m in height from the existing roof ridge; and is raised on the side of Nos. 29 -31 [the 5-storey flank wall] and towards the back of the property. At the front, the angle and pitch of the roof would mirror the existing with no discernible height difference when compared with the ornate raised parapet of nos. 13 Northington Street and 25 Johns Mews. The proposed roof design results in a contemporary roof addition on a traditional façade. It largely mirrors the pitch and angle of the existing mansard roof and it slopes towards the rear, where much of the additional volume would be hidden. It would align with the rear elevation and it would complement the historic front elevation below but still read as a distinctive modern addition. Generally, the proposal fits the new character of John's Mews, which has a varied scale and many phases of architecture, including several innovative architectural interventions locally.

3.4 The application site is adjacent listed buildings at 23-25 John's Mews, a former stables and garage with fine brick and stone elevations and a varied roofline; and the terraced town house to its rear on John Street.

3.5 The outlook of the John Street house to its rear would not substantially change: the existing building's principal contribution to its setting is to make the plot of the former mews house with a building of appropriately subordinate scale. At the rear, the proposed glazed corner provides contrast between the solidity and light-weight elements of the roof and flank walls. Its design which also incorporates fully openable bifold doors would provide a punctuation between the raised roof and the floors below, which decreases the perception of additional bulk from private views. The proposal will sustain this contribution, but is considered to add quality and architectural interest.

3.6 The setting of the neighbouring corner building would also be unharmed: the proposed asymmetrical roof bridges a dramatic change in scale in this part of the Mews, but rises only gradually a little further up the flank wall of No. 29-31 a 5-storey mews house; of substantial scale and noticeable visually prominent when measured against the proposed new dwellinghouse. Its zinc cladding in 45 degree stripes, part glazed rear roof and elevation are features that in combination would ensure that its impact on the listed buildings are discernible. The backdrop it provides to the interesting roofscape of No. 23-25 will only change delicately in form in street-level long views around the junction; some private views, and will be of the same material character – dark in tone, textured and traditional in material. The setting is considered to be modestly enhanced by the arrival of a more architecturally interesting host building. The resultant impact is that the contemporary design responds to the character and appearance of the retained façade also the neighbouring buildings which are themselves imposing but of modernist form.

Neighbour Amenity

3.7 Turning to amenity, other than the glazed corner and asymmetrical roof, the proposed mews dwellinghouse would occupy the existing footplate and therefore would not have a harmful impact on neighbouring residents by way of loss of light, privacy, outlook or sense of enclosure.

3.8 With the exception of the asymmetrical roof, the enclosed glazed feature plus rooflights, the setting of the new house at the rear would not substantially change from the existing; and would mirror the existing footplate, depth and width including the replication of window openings in their

former positions. The building immediately behind the site (no.30 John Street) is in use as offices; whilst nos.31-33 are residential uses. The rear windows in this building are located approximately 17m away from the application building and the continued residential use would not lead to loss of privacy or overlooking and is considered satisfactory. Whilst the balconies at nos. 31-33 would enable some level of reciprocal views between the residential occupiers' it is not considered overly onerous due to the 17m distance between the buildings and is therefore acceptable.

3.9 Although the building would increase in height by 1.7m at its highest point, as the roof would be angled away from this property, and given the distances involved combined with the use of this building as offices, it is not considered that any additional harm to amenity would occur; be they loss of day/sunlight, loss of outlook or sense of enclosure. As the rear building line would remain unaltered, there would be no harm to occupiers' amenity at nos. 25 or 29-31 John's Mews. The proposed is compliant with DP26.

Transport:

3.10 Policies CS11 and DP17 support cycle provision. Camden's parking standards for cycles states that one storage or parking space is required per residential unit. The proposal is for 4 bed residential house and therefore 2 cycle storage/parking spaces are required in accordance with CPG guidelines and the London Plan. The storage facility would be located within the ground floor level area and access from the front doors. The cycle parking storage is considered in compliance with policy and guidance.

3.11 The applicant has confirmed in the DAS that he will be re-occupying the replacement dwellinghouse. In this instance, the applicant does not need to enter into a legal agreement for carfree' housing. However, due to the substantial demolition works involve, a Construction Management Plan and a financial contribution to highways repair works post construction is required. The applicant has indicated a willingness to enter into an s106 legal agreement on these matters.

Other matters/ Refuse storage

3.12 The existing refuse storage facilities will apply.

Recommendation: Grant conditional planning permission subject to S106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th March 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Savills UK
33 Margaret Street
London
W1G 0JD

Application Ref: **2016/4582/P**

09 March 2017

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
27 John's Mews
London
WC1N 2NS

Proposal:
Demolition of the existing Mews dwellinghouse and erection of new dwellinghouse behind retained facade
Drawing Nos: Location plan; A1.01 Rev:b ; A1.02 Rev a; A1.03 Rev a; A1.04 Rev a; A2.02 Rev a; A3.01 Rev a; A4.02 Rev a; A5.01 Rev a; A5.03; A5.02 Rev a; A4.01 Rev a; Structural alterations and front façade stability, by Scenario Architecture Limited; Design & Access Statement, August 2016; Planning Statement August 2016.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Sample panels of the following shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced.

1. A panel of facing brickwork, measuring no less than 1.5m x 1.5m demonstrating the proposed colour, texture, face-bond and pointing.

2. Samples and manufacturer's details of typical window and door frames and roofing materials.

The development shall be carried out in accordance with the approval given.
The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans [Location plan; A1.01 Rev:b ; A1.02 Rev a; A1.03 Rev a; A1.04 Rev a; A2.02 Rev a; A3.01 Rev a; A4.02 Rev a; A5.01 Rev a; A5.03; A5.02 Rev a; A4.01 Rev a; Structural alterations and front façade stability, by Scenario Architecture Limited; Design & Access Statement, August 2016; Planning Statement August 2016.]

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

- 5 The cycle storage area for 2 cycles hereby approved as shown on drawing no.A1.01Rev b shall 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 CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby approved shall achieve a maximum internal water use of 110 litres/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 CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

- 7 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 IIIA 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 CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate