

<b>Address:</b>	<b>27 John's Mews London WC1N 2NS</b>		<b>2</b>
<b>Application Number(s):</b>	2018/4934/P	<b>Officer: Laura Hazelton</b>	
<b>Ward:</b>	Holborn & Covent Garden		
<b>Date Received:</b>	<b>15/10/2018</b>		
<b>Proposal: Excavation of a basement floor; and demolition of the existing mews dwellinghouse and erection of a new dwellinghouse behind retained facade (as previously approved planning permission ref: 2016/4582/P granted 24 April 2017).</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers:</b>			
<p>Drawings: A1. 01 rev A, A1. 02 rev A, A1. 03 rev A, A1. 05 rev A, A2.01 rev A, A2.02 rev A, A3.01 rev A, A1.00 rev P1, A1.01 rev P2, A1.02 rev P1, A1.03 rev P1, A1.04 rev P1, A3.01 rev P1, A5.03, A2.01 rev A, A2.02 rev A, A3.01 rev A, 11751/S/01, 11751/S/02, 11751/S/03, 11751/D/01.</p> <p>Documents: Planning statement dated October 2018, Basement Impact Assessment prepared by Ross and Partners, dated September 2018 which includes a Site Investigation Report by Ground Engineering Ltd, dated January 2018 and Ground Movement Assessment by A- Squared Studio Ltd, dated August 2018 as well as Draft Programme by Ross &amp; Partners, Email 7th January 2019 from A-Squared Studio, Email 15th April 2019 from A-Squared Studio, GMA calculation pack (PDisp &amp; XDisp) from A-Squared Studio, and the recommendations in the Basement Impact Assessment Audit Report (rev F1 dated April 2019).</p>			
<b>RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 legal agreement</b>			
<b>Applicant:</b>		<b>Agent:</b>	
Mr & Mrs O'Toole c/o the agent		Savills 33 Margaret Street London W1G 0JD	

### ANALYSIS INFORMATION

<b>Land Use Details:</b>			
	Use Class	Use Description	Floorspace (GIA sqm)
Existing		<i>C3 Dwelling House</i>	179
		TOTAL	
Proposed		<i>C3 Dwelling House</i>	276
		TOTAL	

<b>Parking Details:</b>		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	0

## **OFFICERS' REPORT**

**Reason for Referral to Committee:** Development involving any demolition (other than minor demolition) of a building considered to make a positive contribution to a conservation area [clause 3(ii)]

### **EXECUTIVE SUMMARY**

Planning permission was previously approved on 24 April 2017 for the demolition of the existing Mews dwellinghouse and erection of a new dwellinghouse behind the retained façade (reference 2016/4582/P). This permission is extant, although the development has not been implemented. The current application seeks consent for the same development with the addition of a new basement floor covering the footprint of the building.

The proposed replacement 3-storey building would mirror the existing footplate but includes a new basement floor and an asymmetrical roof design. The new 4 bedroom house would have a floor area of 276sqm GIA which meets the required space standards and would provide an acceptable standard of accommodation. Although the existing building is identified as making a positive contribution to the Bloomsbury Conservation Area, its substantial demolition is considered acceptable in this instance given the proposed retention of the existing front façade which is considered to be the most significant element of the building and what makes a positive contribution to the mews setting. The new roof form would be a more contemporary architectural design which would be high quality, sympathetic and would preserve the setting of the nearby listed buildings at 25 John's Mews/13 Northington Street and nos. 29 -38 John Street and the character of the Bloomsbury Conservation Area.

The new basement floor would be of the same footprint as the existing building, and due to the landlocked mews location of the site, there would be no lightwells or external manifestations of the basement. The applicant's Basement Impact Assessment has been audited by Campbell Reith, a firm of independent structural engineers who have confirmed it meets the requirements of policy A5 and CPG Basements.

The proposed development would not cause harm to neighbouring amenity, nor would there be adverse impacts on local transport infrastructure. As such, subject to the conditions and planning obligations discussed in this report, the proposals are considered acceptable and in accordance with the Camden Local Plan 2017.

## 1 SITE

- 1.1 The application site covers an area of approximately 73sqm. The site is located on the east side of John's Mews at its southern end. It is south of the junction with Northington Street which intersects John's Mews, and north of Theobald's Road. The application building is a three storey building, in use as a single family dwellinghouse.



Figure 1: The existing site

- 1.2 The application building is not listed, but abuts grade II listed building 25 John's Mews/13 Northington Street to the north, an ornate two storey building originally constructed as brewery stables in 1903. Nos. 29 -38 John Street to the rear/east of the site are also grade II listed. The application site is located within the Bloomsbury Conservation area and is highlighted in the Conservation area statement as making a positive contribution to the area. The contribution made by remaining small mews houses such as No. 27 is largely by means of their scale, plot-size, enclosing shoulder/rooflines, and evidence of historic use. In this instance, the building's form, appearance and detailing of its street elevation is redolent of the former character of the mews. The site is also located in the Central London Area and within the strategic view from Primrose Hill to St Pauls.
- 1.3 The east side of John's Mews comprises a mix of mews style properties with a mixture of historic buildings and modern buildings of larger scale of irregular height and mixed residential and business uses. Nos. 29-31 John's Mews, immediately adjacent to the south of the site, comprises a three storey building with a double mansard, the flank wall of which is prominent in views of the application site.

- 1.4 The west side of John's Mews comprises a large three storey 1930s warehouse building which runs along most of the western side of the mews at the southern end, in use as an artists' studio/business incubator.
- 1.5 The site has a Public Transport Accessibility Level (PTAL) rating of 6a (very good), and is located within walking distance of Chancery Lane, Holborn, Farringdon and Russell Square, as well as bus services on Theobalds Road and Gray's Inn Road.

## 2 THE PROPOSAL

- 2.1 The proposal is for the demolition of the existing mews dwellinghouse and the erection of a new dwellinghouse behind the retained front façade with a new basement floor.
- 2.2 Permission was granted in April 2017 for the complete rearrangement and rebuilding of the interior and rear façade, behind the retained front façade. The current application seeks to extend the previously approved scheme in order to create additional residential floorspace at basement level. The footprint of the replacement building would be the same as existing, and previously approved, at 73sqm (GEA).
- 2.3 The proposed replacement 3-storey building would mirror the existing footplate but includes a new basement floor and 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 276sqm GIA. Aside from the proposed basement (and minor alterations to the internal layout which would not require planning permission), the external appearance of the building would be exactly the same as the previously approved scheme in all regards.
- 2.4 The new basement floor would be used as ancillary residential floorspace such as a wine cellar, home cinema and home gym. The space would not be used for habitable rooms such as bedroom or living room.



Figure 2 – The proposed site

### 3 RELEVANT HISTORY

#### The site

- 3.1 2016/4582/P - Demolition of the existing Mews dwellinghouse and erection of new dwellinghouse behind retained façade. Planning permission granted subject to S106 legal agreement on 24/04/2017.
- 3.2 9501043 - Erection of a roof extension in connection with the use of the building as a single family dwelling house. Planning permission granted 05/10/1995 (Implemented).

#### The area

- 3.3 2017/4302/P – 13-15 John's Mews - Partial demolition of existing building and change of use from Class B1 (garage / workshop / offices) to Class C3 residential flats (4 x 2 bed units), including excavation of a basement level, a mansard extension and associated works. Planning permission granted subject to S106 legal agreement on 27/03/2019.

### 4 CONSULTATION SUMMARY

#### Local groups/stakeholders

#### 4.1 Bloomsbury CAAC

No response received to date.

#### Adjoining Occupiers

- 4.2 Site notices were displayed from the 14 November until the 8 December 2018. A press advert was placed on 15 November 2018 in the Camden New Journal.

#### **Representations summary**

- 4.3 One comment was received from the owners/occupiers of 13 Northington Street:

When the owners of the property did some exploratory ground testing (digging test holes) last year, the vibrations were so strong that our whole building would shake and vibrate. Therefore, we are very concerned that the proposed extensive demolition and building works, especially coupled with the digging of a basement floor, will adversely impact the structural integrity of our building causing potential damage to our southern wall and maybe to the whole building.

*Officer Response: A full Basement Impact Assessment has been audited by independent engineers, Campbell Reith, to ensure the impact of the excavation on groundwater flow, flooding and ground stability is within acceptable parameters and complies with the requirements of policy A5 and CPG Basements guidance. Please refer to section 8 'Basement Considerations' of report for further detail. A Construction*

*Management Plan (CMP) shall be secured to mitigate impact during the construction period. Please refer to sections 11.3 – 11.5 of the report below for further information.*

## **5 POLICIES & Guidance**

### **5.1 National Planning Policy Framework 2019**

### **5.2 London Plan 2016 and Draft London Plan 2018**

### **5.3 Camden Local Plan 2017**

G1 Delivery and location of growth

A1 Managing the impact of development

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

CC1 Climate change mitigation

T1 Prioritising walking, cycling and public transport

T2 Car-free development and limiting the availability of parking

T4 Sustainable movement of goods and materials

DM1 Delivery and Monitoring

### **5.4 Supplementary Planning Policies**

#### Camden Planning Guidance

CPG Design 2019

CPG Housing (and interim CPG) 2019

CPG Amenity 2018

CPG Basements 2018

CPG Transport 2019

CPG Developer contributions 2019

Bloomsbury Conservation Area Statement 2011

## **ASSESSMENT**

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

<b>6</b>	<b>Heritage and Design</b>
<b>7</b>	<b>Basement Considerations</b>
<b>8</b>	<b>Amenity</b>
<b>9</b>	<b>Sustainability</b>
<b>10</b>	<b>Transport and Highways</b>
<b>11</b>	<b>Community Infrastructure Levy</b>
<b>12</b>	<b>Conclusion</b>

<b>13</b>	<b>Legal comments</b>
<b>14</b>	<b>Conditions – planning application</b>
<b>15</b>	<b>Informatives</b>

## **6. Heritage and Design**

*Demolition and rebuild of rear and side elevations and roof behind retained front façade*

- 6.1 It is proposed to demolish the entire property apart from the front elevation, and rebuild a new single dwellinghouse behind the retained façade.
- 6.2 Section 7.49 of the Camden Local Plan states that the Council has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area, whether they are listed or not, so as to preserve this character and appearance. The Council will resist the total or substantial demolition of buildings which make a positive contribution to a conservation area unless circumstances are shown that outweigh the case for retention.
- 6.3 The heritage asset in this case is the Bloomsbury Conservation Area, which is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area.
- 6.4 John's Mews is located within Sub Area 10 (Great James Street/Bedford Row) of the Conservation Area, which is described as having a clear street hierarchy structured on a grid layout. The historic built form comprises townhouses built in long terraces with rear mews. This fine grain remains an important characteristic and the continuous building frontage created by the terraces creates a strong sense of enclosure. The mews properties are generally of two storeys with no basements. The Conservation Area Statement describes how much of the northern end of John's Mews on both sides of the street has been redeveloped in the 20th century, with buildings which generally respect the grain of the area but fail to complement the group of 19th century mews buildings in the southern stretch of the mews which are of historic interest.
- 6.5 The application site is located on the east side of John's Mews within the southern section of the Mews. Both sections of the mews are varied in character. A large modern three storey building runs along much of the western side of the mews at the southern end which reduces down to two storeys only at its most southerly point. This building comprises the Assembly Hall which was constructed in the 1930's. The eastern side of the mews at the southern end is more varied with a run of three two storey mews style properties at the very southern end (one of these being a modern reconstruction). Nos. 29-31 St John's Mews, immediately adjacent to the site, comprises a three storey building with a double mansard, the flank wall of which is prominent in views of the pre-application site.

- 6.6 The application site itself comprises a 19th century reconstruction of an original mews property that has been heavily altered. The most significant alteration is the provision of an additional floor which is clearly visible in street views of the property (planning permission granted in 1995). The building's contribution to the character and appearance of the Conservation Area derives from its front façade which has an architectural character, scale, proportions, fenestration and materials in keeping with the spatial quality and character of the area as defined above, although it is noted that inferior and poor quality maintenance works have harmed the front elevation. In particular the brickwork appears to have been aggressively cleaned and pointed with a hard cementitious mortar.
- 6.7 The proposed new building would retain the existing building footprint but incorporate a slightly larger roof extension and new basement floor. The front façade, which is integral to the property's character and appearance, would be retained. As historic fabric would not be lost and the building would be rebuilt with the important front facade retained, it is considered that the proposal would not result in harm to the significance of the conservation area and would serve to preserve its character and appearance, as required by Local Plan Policy D2. The assessment of the application is therefore in accordance with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 6.8 Reference must also be had to the previous planning permission granted in April 2017 which established that the principle of demolition and rebuilding of the mews house behind the retained front façade was considered acceptable. This consent remains extant, and as such, forms a material planning consideration in the determination of the current application.

#### *Detailed design*

- 6.9 The proposed replacement 3-storey building would mirror the existing footprint 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 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.

#### *Heritage assessment*



- 6.10 The application site is adjacent to listed buildings at 25 John's Mews/13 Northington Street, a former stables and garage with fine brick and stone elevations and a varied roofline; and 30 John Street, a terraced town house to its rear. 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 occupy 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 continue this contribution, but is also considered to add quality and architectural interest.
- 6.11 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 differentiate the property from the neighbouring listed buildings. 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 and also the neighbouring buildings which are themselves imposing but of modernist form.

#### *New basement*

- 6.12 It is noted that the Conservation Area Statement specifically highlights that mews properties in the area don't typically feature basements; however, the proposed basement floor would not feature any external manifestations, and as such, would preserve the character and appearance of the street scene and this part of the conservation area.
- 6.13 In conclusion, the proposed development would preserve the setting of the adjacent listed building and the character and appearance of this part of the Bloomsbury Conservation Area, in accordance with policies D1 and D2 of the Local Plan.

## **7. Basement Considerations**

- 7.1 Basement developments can help to make efficient use of the borough's limited land as required by the Local Plan, but they have the potential to cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment. Local Plan policy A5 includes a range of indicators to manage and mitigate these potential impacts. The following table demonstrates how the proposed basement is compliant with Policy A5 of the Camden Local Plan 2017.

<b>Policy A5 Criteria</b>	<b>Response</b>	<b>Complies Yes/No</b>
The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:		
a) neighbouring properties;	The BIA confirms that damage to adjacent property shall be limited to Category 1 (very slight) with appropriate monitoring and mitigation measures proposed. A Construction Management Plan shall be secured to mitigate impacts during the construction period.	Yes
b) the structural, ground, or water conditions of the area;	The BIA presents appropriate assessments of structural impacts and proposes mitigation measures. The BIA confirms there will be no impact to the wider hydrological environment.	Yes
c) the character and amenity of the area;	The basement would have no external manifestations and as such would preserve the character and amenity of the area.  See 'Design' and 'Amenity' sections for further detail.	Yes
d) the architectural character of the building; and	The basement would have no external manifestations and as such, would preserve the architectural character of the building.  See 'Design' section for further details.	Yes
e) the significance of heritage assets.	The basement would have no external manifestations and as such, would preserve the significance of the conservation area and the setting and the adjacent listed buildings.  See 'Design' section for further details.	Yes
Basement development should:		
f) not comprise of more than one storey;	The proposed basement would be single storey, measuring a maximum depth of 3.7m below ground level.	Yes
g) not be built under an existing basement;	There is no existing basement	Yes
h) not exceed 50% of each garden within the property;	The proposed basement would not extend beyond the footprint of the host building and as such, meets this criteria.	Yes
i) be less than	The proposed basement would not extend beyond	Yes

1.5 times the footprint of the host building in area;	the footprint of the host building and as such, meets this criteria.	
j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;	The proposed basement would not extend beyond the footprint of the host building and as such, meets this criteria.	Yes
k) not extend into or underneath the garden further than 50% of the depth of the garden;	The proposed basement would not extend beyond the footprint of the host building and as such, meets this criteria.	Yes
l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and	The proposed basement would not extend beyond the footprint of the host building and as such, meets this criteria.	Yes
m) avoid the loss of garden space or trees of townscape or amenity value.	The proposed basement would not extend beyond the footprint of the host building and as such, meets this criteria. The application site does not benefit from a rear or front garden.	Yes

7.2 The application is accompanied by a Basement Impact Assessment (BIA), which has been independently audited by Campbell Reith, in line with the requirements of CPG4. After an initial review, Campbell Reith requested additional details to confirm the underpinning depth and single-lift construction methodology, which had not been clearly stated. Following the submission of additional information, the final audit report was issued in April 2019 confirming all issues had been closed out. Planning conditions would secure that the development is carried out in accordance with the approved BIA and recommendations of the audit, as well as require details of the appointment of a suitably qualified engineer to inspect, approve and monitor the critical elements of the works (conditions 8 and 9).

7.3 The conclusions of the final audit report confirmed the following:

- The qualifications of the individuals involved meet the Basement CPG requirements.
- The proposed basement would be constructed by underpinning undertaken in a single lift, bearing on the natural gravel deposits.
- There will be no impact to the wider hydrological and hydrogeological environment.
- In the revised submissions, the ground movement assessment is accepted. A maximum of Category 1 (very slight) damage to neighbours is predicted, assuming good workmanship.
- Appropriate protection and mitigation of damage to each asset running beneath the adjacent roadway should be agreed with the asset owners (an approval in principle will be secured by S106 legal agreement – see paragraph 11.7 for more information).
- An outline structural monitoring strategy is presented. A detailed strategy should be agreed with the relevant parties prior to construction.
- In the revised submissions, an indicative works programme is provided.
- It is accepted that there are no slope stability concerns regarding the proposed development and it is not in an area prone to flooding.

#### Land Contamination

- 7.4 The Council's Environmental Health Officer has identified that the site is located within a 100m radius of historic land-use activities which present a medium risk of land contamination. As such, a condition shall be attached requiring a scheme of remediation to be approved prior to occupation and if significant contamination is discovered during development it shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval.
- 7.5 Given the age of the buildings on the application site it is possible asbestos containing materials (ACMs) have been used in construction and/or maintenance. If an up to date asbestos register is not available, it is recommended that an asbestos survey is undertaken, so that any ACMs present can be managed accordingly to protect occupiers/construction/demolition workers. This shall be secured by condition.

#### **8. Amenity**

- 8.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG Amenity seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree.
- 8.2 Amenity impacts arising from construction and demolition are dealt with in the Transport and Highways section.

- 8.3 Other than the glazed corner and asymmetrical roof, the proposed mews house would occupy the existing building footprint, 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 to the south are residential. The rear windows in this building are located approximately 17m away from the application building and the continued residential use of the site would not lead to increased overlooking compared to the existing situation. Whilst the balconies at nos. 31-33 would enable some level of reciprocal views between the residential occupiers, this situation would remain as existing. As such, the proposed development would not result in a harmful loss of privacy for neighbouring properties or a discernible change from the existing situation.
- 8.4 The building would increase in height by 1.7m at its highest point; however, the roof would be angled so as to limit any impact on neighbouring daylight levels when compared to the existing situation. Given the distances between the application site and 30 John Street, combined with the use of this building as offices, it is not considered that any additional harm to amenity would occur in terms of loss of day/sunlight, loss of outlook or privacy. As the rear building line would remain as existing, there would be no harm to occupiers' amenity at nos. 25 or 29-31 John's Mews. As such, the development is considered acceptable in this regard, in accordance with Policy A1.

## **9. Sustainability**

- 9.1 Policy CC1 require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building and requires all new developments to optimise resource efficiency. Whilst the existing building remains fit for purpose, the principle of the demolition and rebuild of the building has already been established at the site, and a recent planning permission for the same works remains extant. This forms a significant consideration in the determination of the current application, and as such, the proposed demolition is considered acceptable in this instance.

## **10. Transport and Highways**

### Car parking

- 10.1 Given the development does not create any new dwellings and the existing owner/occupier will be returning once development is completed, the Council's policies in relation to car-free development do not apply in this instance.

### Cycle parking

- 10.2 The proposal is for 4 bed residential house and as such, two cycle parking spaces are required in accordance with table 6.3 of the London Plan. The proposed ground floor plan shows a cycle parking facility for two bicycles at ground floor level with level access from the street. The cycle parking storage would comply with CPG Transport

requirements, and its installation and retention would be secured by condition. If planning permission is granted.

#### Managing the impacts of construction on the surrounding highway network

- 10.3 Policies A1 and T4 of the Local Plan state that Construction Management Plans (CMPs) should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process. The policies also relate to how development is connected to the highway network. For some developments, this may require control over how the development is implemented.
- 10.4 Transport officers are satisfied that with proper management the site can be adequately serviced throughout the construction phase without unacceptable impacts arising to neighbouring amenity or the local transport network. However, due to the proposed demolition works and excavation of a new basement floor, a CMP would be secured as a Section 106 planning obligation. A CMP (in the Council's pro-forma) would need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works commencing on site.
- 10.5 A CMP Implementation Support Contribution of £3,136 would also be secured as a Section 106 planning obligation if planning permission is granted.

#### Highways contribution

- 10.6 A financial contribution of £934.21 for highway works directly adjacent to the site will be secured as a s.106 planning obligation which will allow for any damage caused during construction of the proposed development to be repaired and enable the proposal to comply with policy A1.

#### Approval in Principle

- 10.7 Due to the proximity of the proposed excavation works to the public highway, an Approval in Principle (AIP) would be required. This would be secured by S106 legal agreement if planning permission is granted.

### **11. Community Infrastructure Levy**

- 11.1 The proposed development would not be liable for the Mayoral and Camden CIL as the additional floorspace (97sqm) does not exceed 100sqm GIA.

### **12. Conclusion**

- 12.1 Whilst substantial demolition of a positive contributor may often result in heritage harm, in this instance the principal elevation, which is integral to the property's character and appearance, will be retained. The proposed design of the new roof extension and rear elevation would be of a high quality which would preserve the character and appearance of the conservation area and adjacent listed buildings. The proposed

basement development would comply with the requirements of Camden planning guidance, and would not cause harm to neighbouring properties or ground conditions. Overall, the proposals will preserve the character and appearance of the host property and the positive contribution it makes to the Bloomsbury Conservation area.

12.2 As such, conditional Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Construction Management Plan
- Fee for CMP monitoring of £3,136
- Financial contribution for highways works of £934.21
- Approval in principle

### **13. LEGAL COMMENTS**

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

### **14. CONDITIONS**

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

A1. 01 rev A, A1. 02 rev A, A1. 03 rev A, A1. 05 rev A, A2.01 rev A, A2.02 rev A, A3.01 rev A, A1.00 rev P1, A1.01 rev P2, A1.02 rev P1, A1.03 rev P1, A1.04 rev P1, A3.01 rev P1, A5.03, A2.01 rev A, A2.02 rev A, A3.01 rev A, 11751/S/01, 11751/S/02, 11751/S/03, 11751/D/01, 11751/TW/01, 11751/TW/02, 11751/TW/03, 11751/TW/04, 11751/TW/05, 11751/TW/06, 11751/TW/07, 11751/TW/08.

Documents: Planning statement dated October 2018, Basement Impact Assessment prepared by Ross and Partners, dated September 2018 which includes a Site Investigation Report by Ground Engineering Ltd, dated January 2018 and Ground Movement Assessment by A-Squared Studio Ltd, dated August 2018 as well as Draft Programme by Ross & Partners, Email 7th January 2019 from A-Squared Studio, Email 15th April 2019 from A-Squared Studio, GMA calculation pack (PDisp & XDisp) from A-Squared Studio, and the recommendations in the Basement Impact Assessment Audit Report (rev F1 dated April 2019).

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

4. Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
  - a) A panel of facing brickwork, measuring no less than 1.5m x 1.5m demonstrating the proposed colour, texture, face-bond and pointing.
  - b) Samples and manufacturer's details of typical window and door frames and roofing materials.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 2017.

5. The cycle storage area for 2 cycles as shown on drawing A1.01 rev P2 hereby approved shall be provided in its entirety prior to the first occupation of the new dwellinghouse, 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.

6. The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling 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.



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 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.

8. The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

9. The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment prepared by Ross and Partners, dated September 2018 which includes a Site Investigation Report by Ground Engineering Ltd, dated January 2018 and Ground Movement Assessment by A-Squared Studio Ltd, dated August 2018 as well as Draft Programme by Ross & Partners, Email 7th January 2019 from A-Squared Studio, Email 15th April 2019 from A-Squared Studio, GMA calculation pack (PDisp & XDisp) from A-Squared Studio, and the recommendations in the Basement Impact Assessment Audit Report (rev F1 dated April 2019).

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

10. The front facade shall be suitably protected and retained in its entirety. No alteration works or amendments shall be undertaken to the front facade other than those 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 Camden Local Plan 2017.

11. No development shall take place until a structural method statement including an up-to-date condition survey undertaken by a suitably qualified person, retention drawing and a detailed schedule of works of demolition and redevelopment shall be submitted to and approved in writing by the Council. The statement shall include details of the method of securing the retention and protection of the front elevation. No works of demolition shall be carried out other than in accordance with the approved method statement.

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 Camden Local Plan 2017

12. No development shall commence until:

(a) A written scheme of remediation strategy for the presence of soil and groundwater contamination and landfill gas, giving full details of the remediation measures shall be submitted to and approved by the local planning authority in writing; and

(b) Following the approval detailed in paragraph (a), The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation, including a verification plan to demonstrate the works set out in the remediation strategy are complete, shall be submitted to and approved by the local planning authority in writing.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

13. The developer must either submit evidence that site buildings were built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval before commencement. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

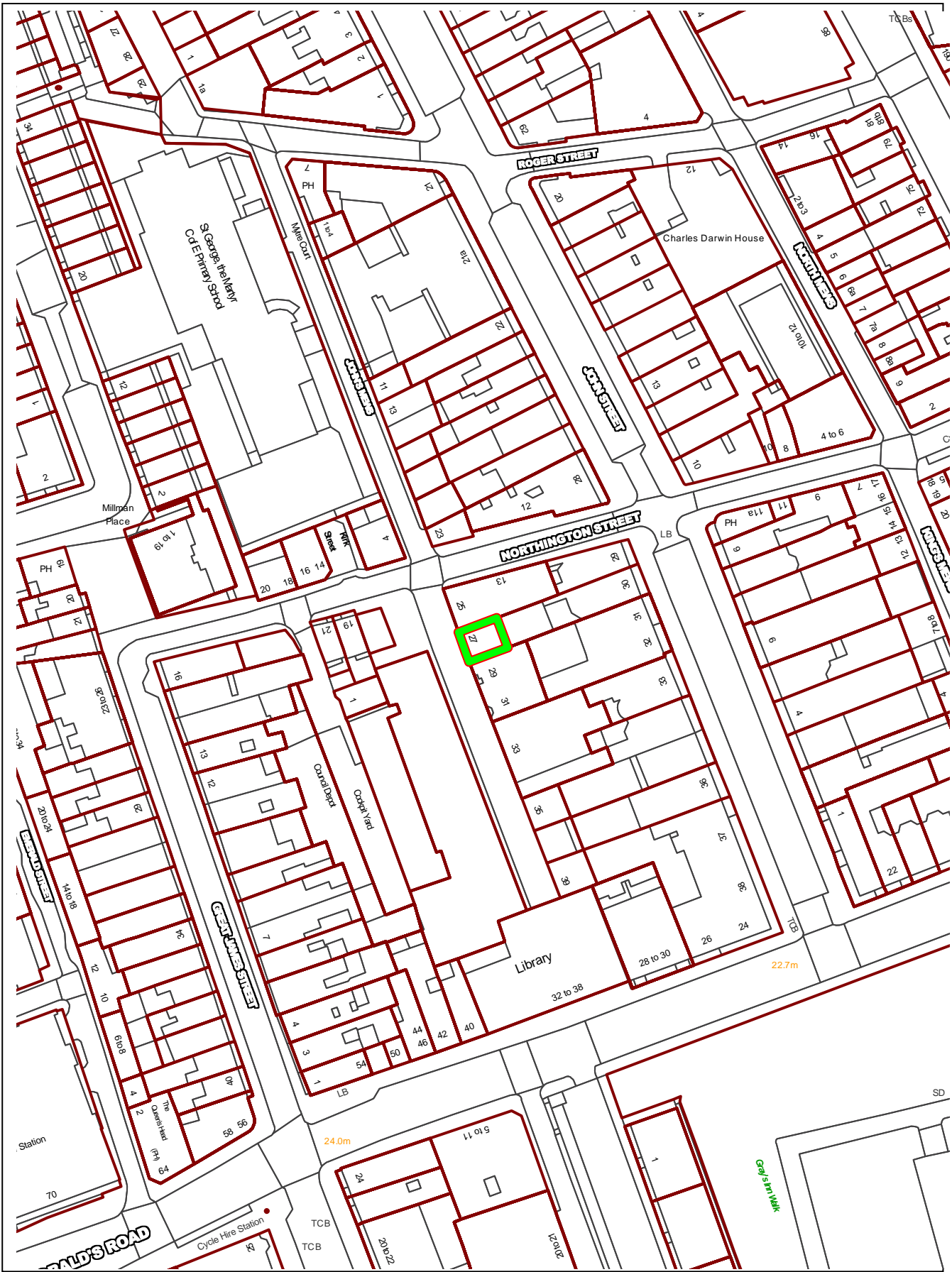
Reason: To protect future occupiers of the development from the possible presence of contamination, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

## 15. INFORMATIVES

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. This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

3. 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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.
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.



**Application No: 2018/4934/P**  
**27 John's Mews, London**  
**WC1N 2NS**

**Scale:**  
**1:1250**  
**Date:**  
**17-May-19**



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# Planning Committee

30<sup>th</sup> May 2019

2018/4934/P

27 John's Mews  
London  
WC1N 2NS





**Photo 1 (above):** Aerial view of front elevation

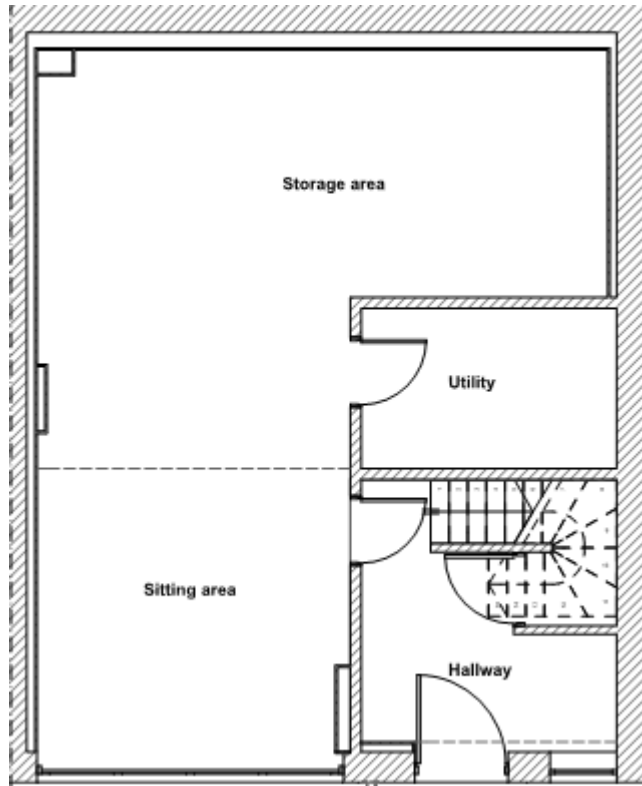


**Photo 2 (above):** Street view of application site

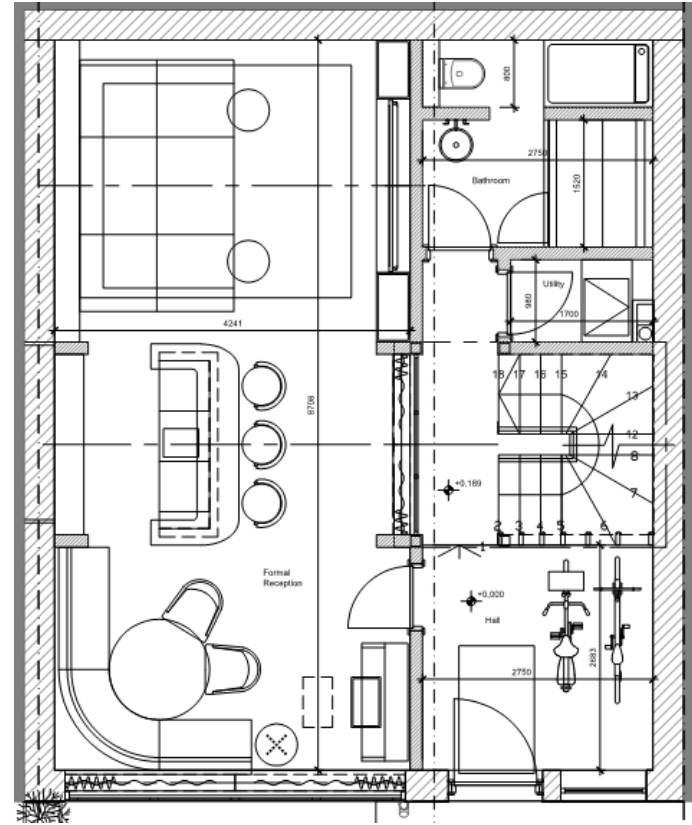




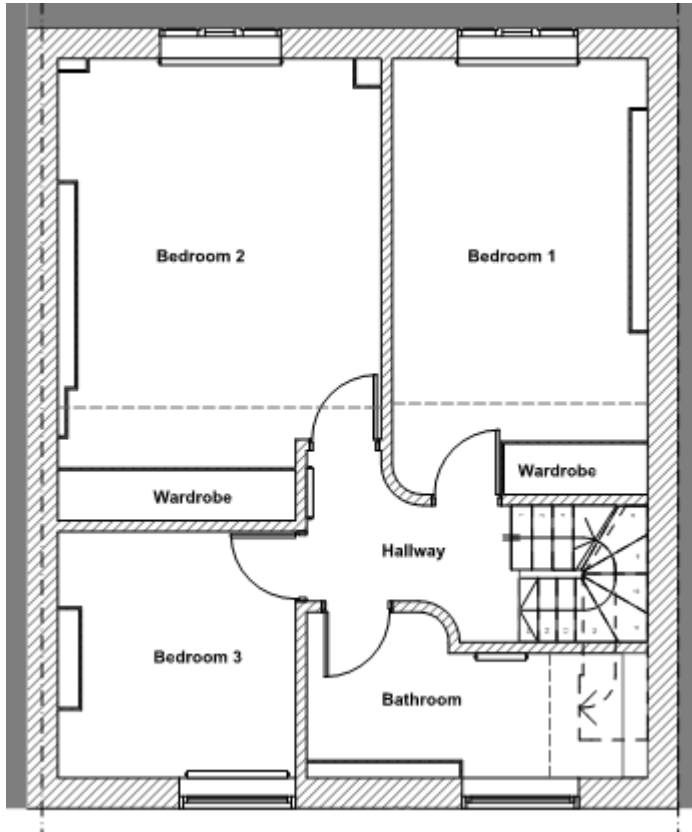
**Photo 9 (above):** Aerial view of rear



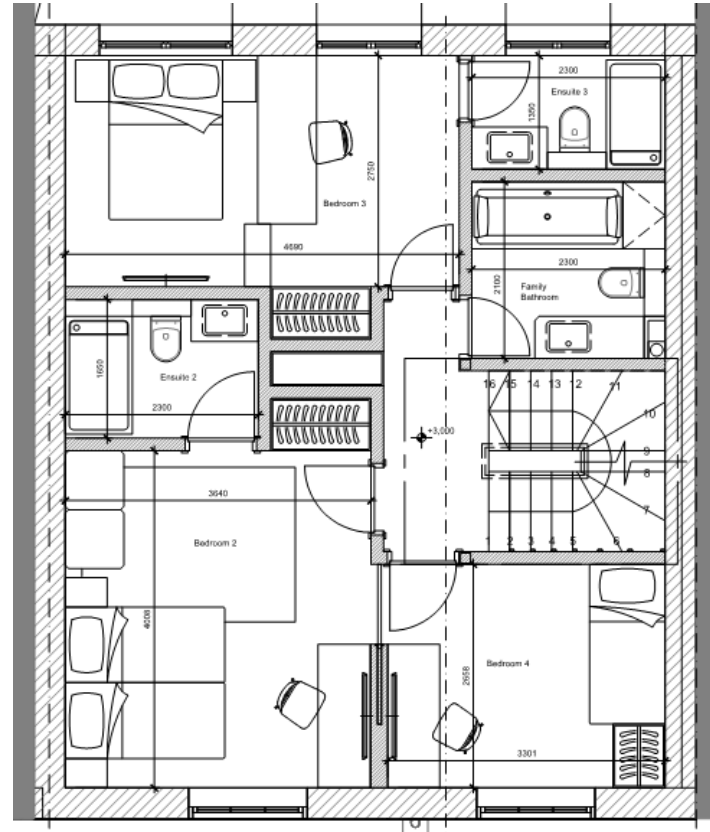
Above: Existing ground floor



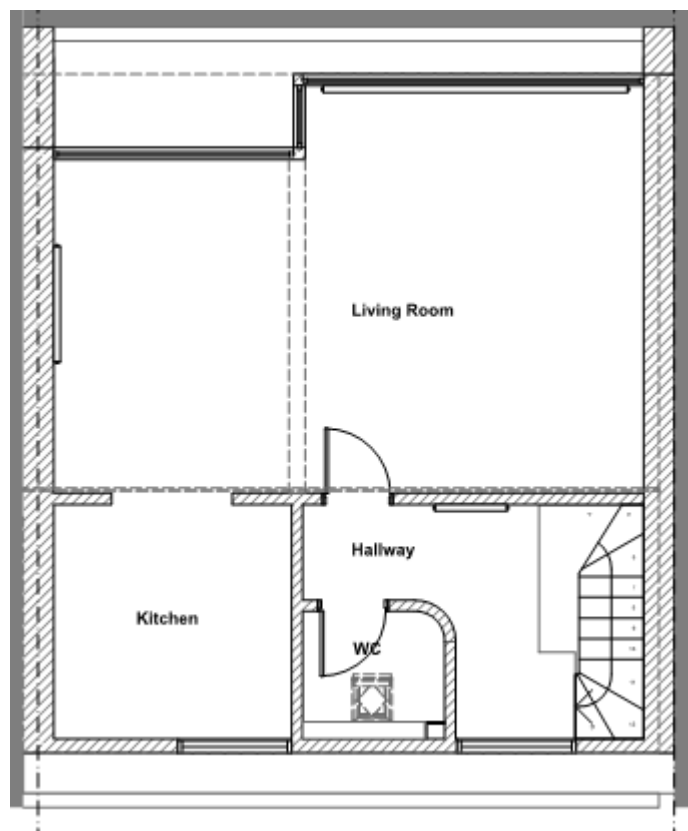
Above: Proposed ground floor plan



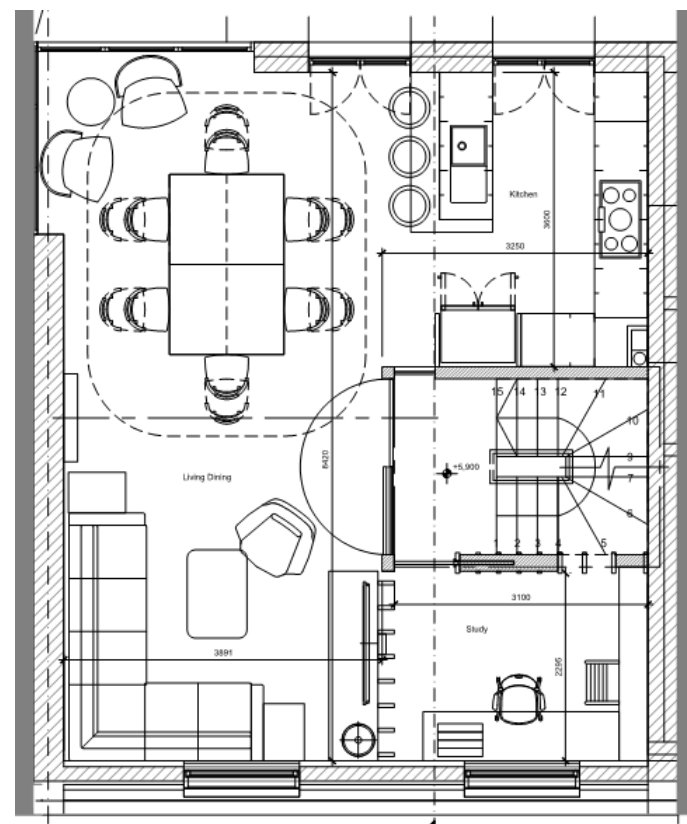
Above: Existing first floor



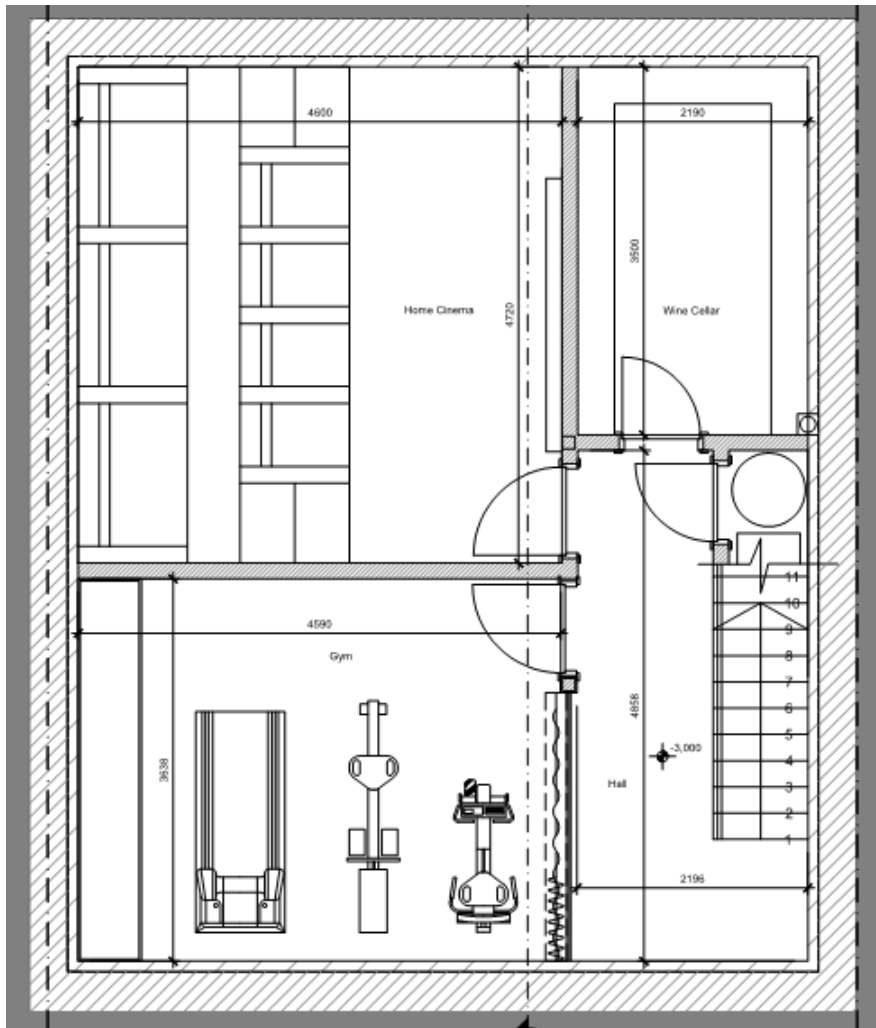
Above: Proposed first floor plan



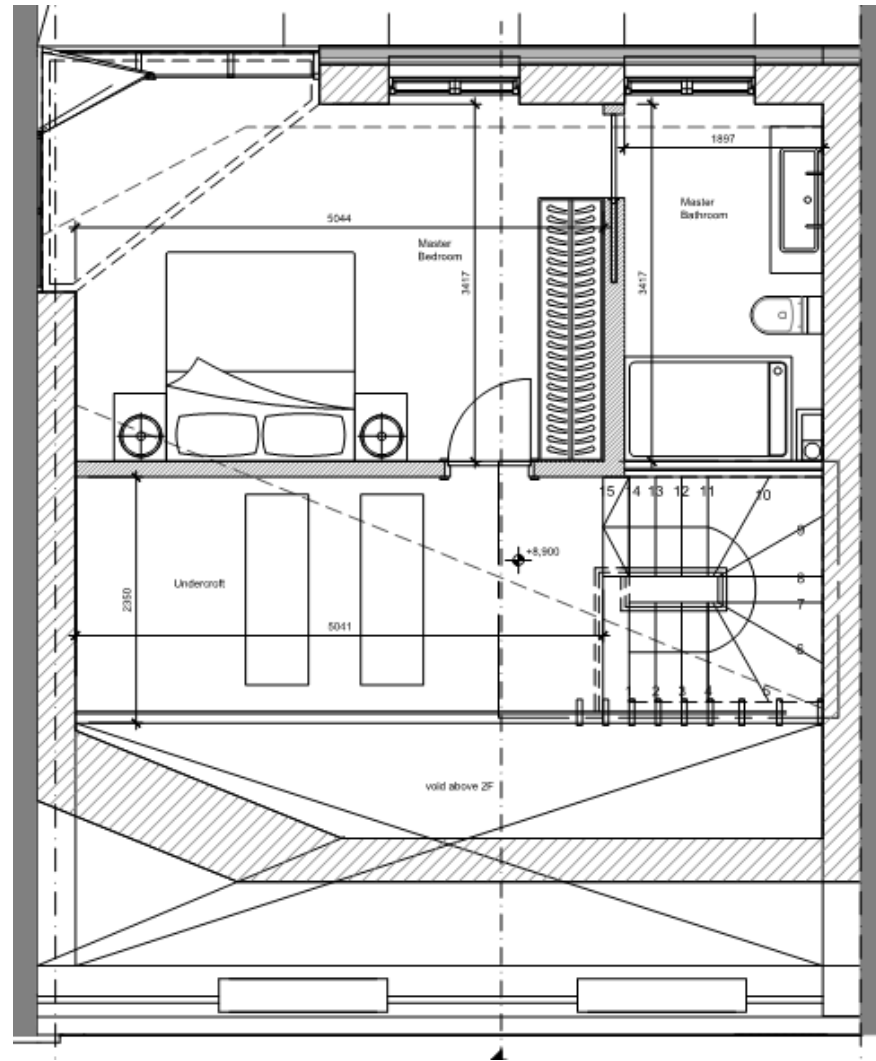
Above: Existing second floor



Above: Proposed ground floor plan



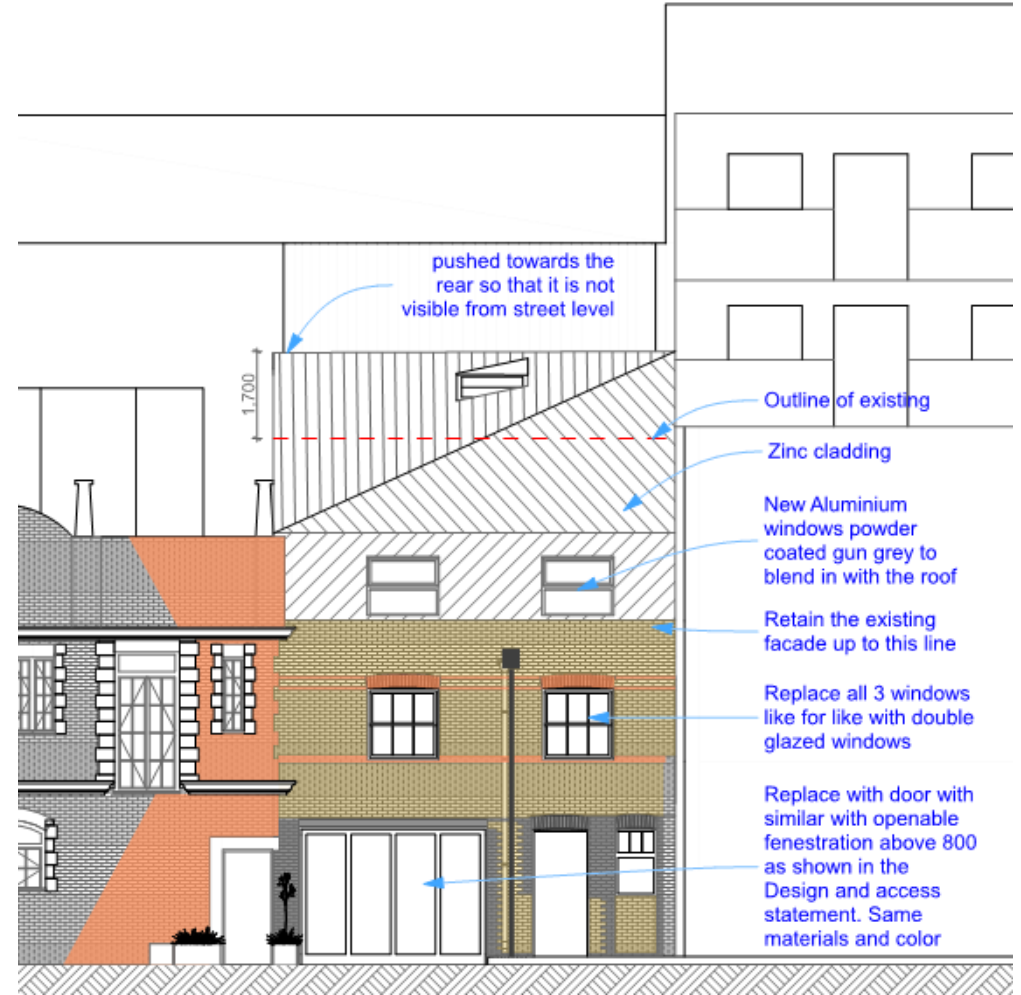
Above: Proposed basement floor plan



Above: Proposed loft floor plan



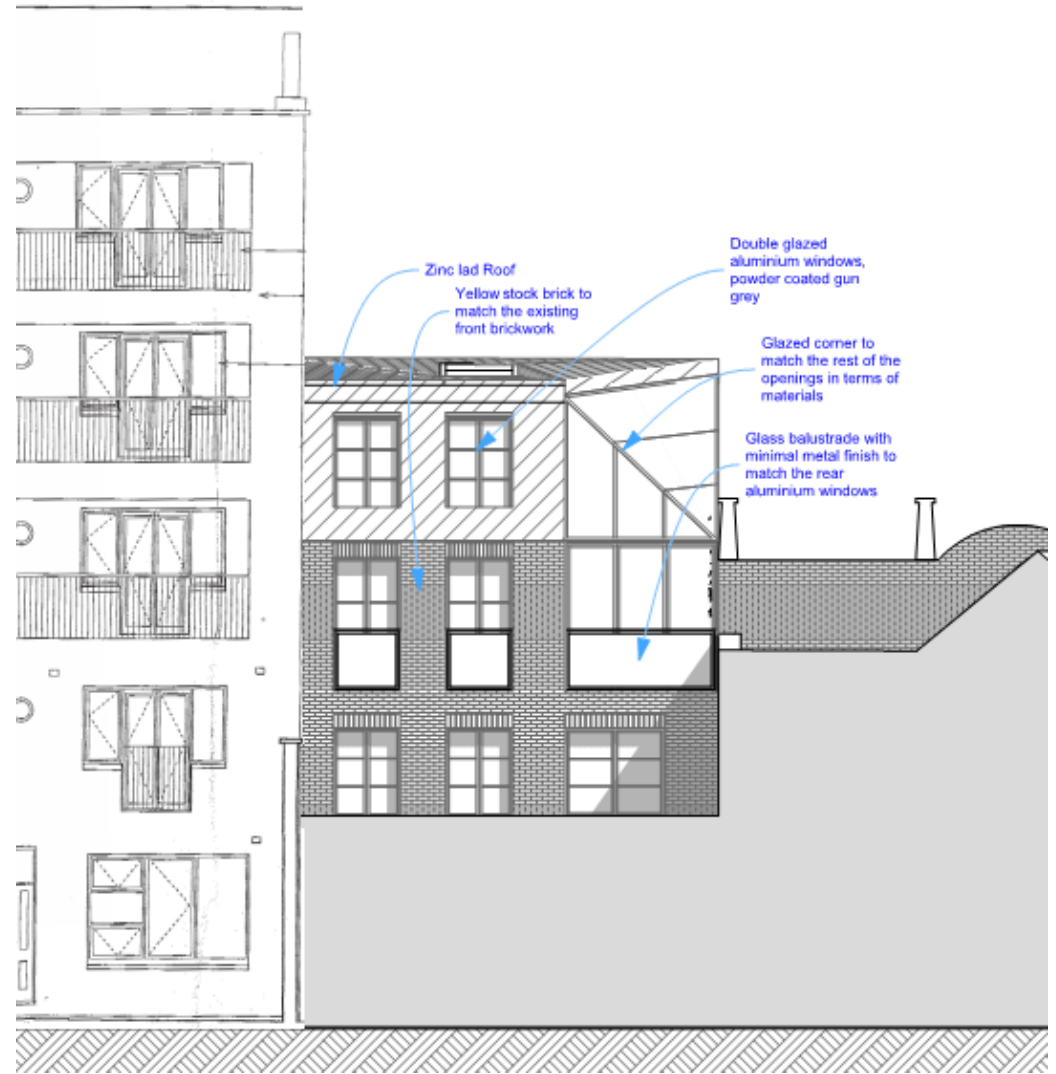
Above: Existing front elevation



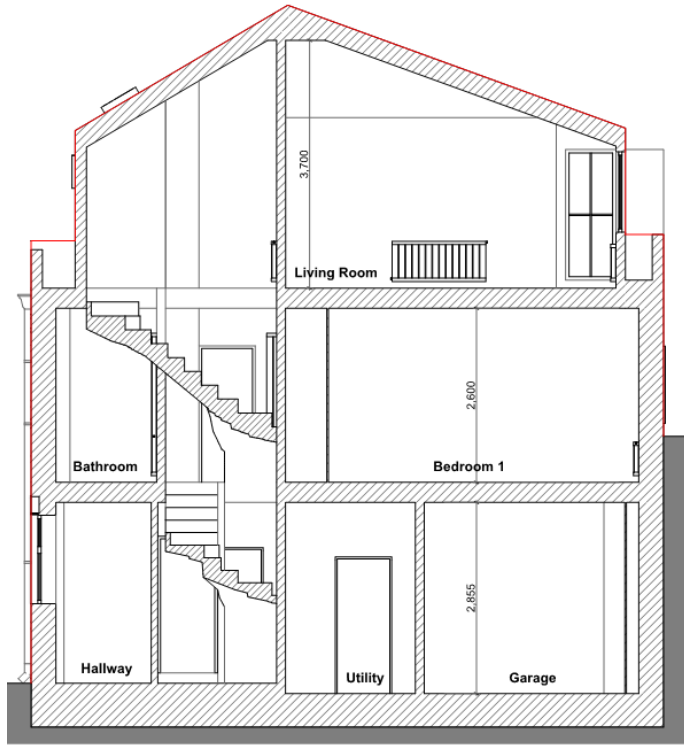
Above: Proposed front elevation



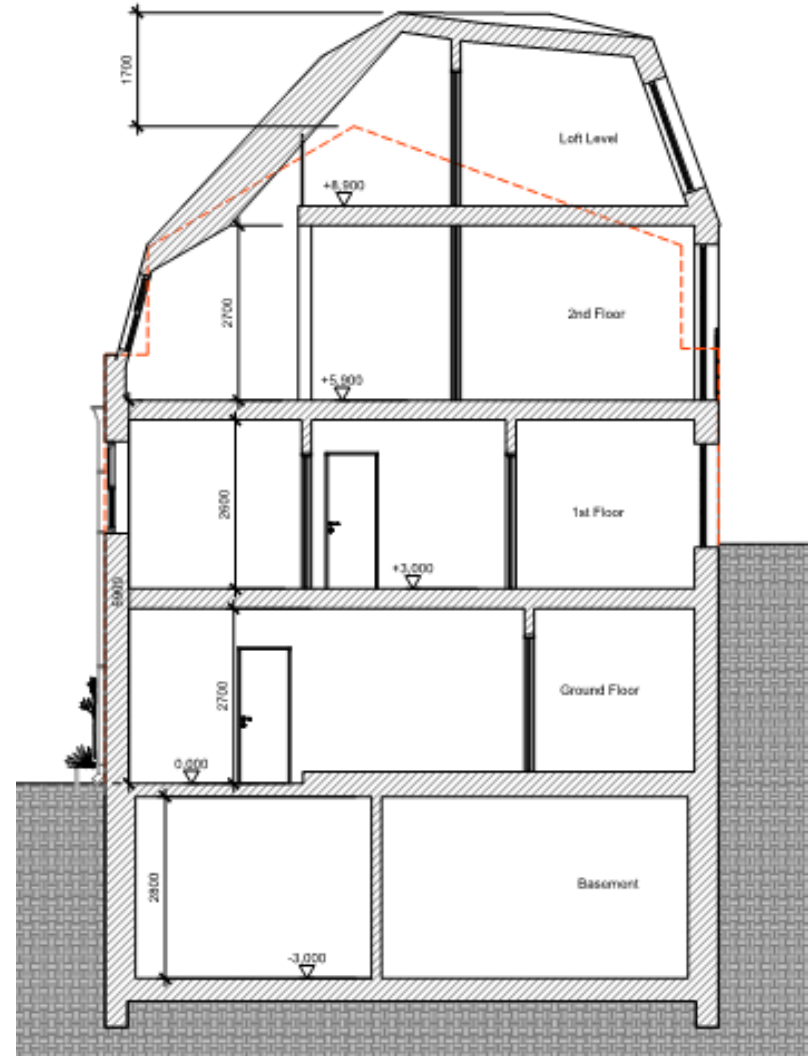
Above: Existing rear elevation



Above: Proposed rear elevation



Above: Existing section



Above: Proposed section D





Above: Existing visual



Above: Proposed visual



Above: Existing section



Above: Proposed section D