

Development Management
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

**By Planning Portal:
PP-08252391**

29 October 2019

let.004.HB.AM.11540003

Dear Sir/Madam

4 JOHN STREET & 5-6 KING'S MEWS, LONDON, WC1N 2ES

On behalf of our client, Mr James Moores, we hereby submit a householder application to maintain the rear car port for a further temporary period of five years.

In addition to this letter, we submit the following:

- Completed and signed application form and certificate, prepared by WSP | Indigo;
- Application drawings, prepared by Quinn Architecture, comprising:
 - Drawing number P020, Site Plan;
 - Drawing number P041 Rev. A, Proposed Ground and First Floor Plan;
 - Drawing number P043 Rev. A, Proposed North East Elevation;
 - Drawing number P042 Rev. A, Proposed Section A-A; and
 - Drawing number P044 Rev. A, Proposed Section B-B.
- Existing Site Photographs.

The requisite planning application fee of £206 has been paid via the Planning Portal (PP-08252391).

Site and surroundings

A 1970's terraced property is located at 4 John Street and to the rear of this is 5-6 King's Mews. These two sites share a rear boundary and are both owned by our client. John Street and King's Mews run north to south parallel connecting Northington Street and Theobold's Road (A401). John Street is largely residential in nature and comprises large 4-storey terraced properties, whilst King's Mews

comprises a mix of residential and commercial properties.

The site is located within the Bloomsbury Conservation Area. The Georgian property at 4 John Street is Grade II listed and is part of a group listing which encompasses 2-9 John Street. However, the site at 5-6 King's Mews is not listed.

Background

Planning and listed building consent was granted to on 24 November 2003, under application refs. PSX0205232 and LSX0205246 for the change of use from offices (B1 use) to a dwellinghouse (C3 use) with associated internal and external alterations to the existing main house at 4 John Street. An element of this permission included the erection of a new mews house with garaging to replace the existing parking area on King's Mews.

During the construction phase, the new mews house was not built out, due to financial constraints of the client. As such, permission was sought for the temporary retention of a timber structure as an extension to the garden at the rear of 4 John Street and over an area of parking at 5-6 King's Mews. Permission was granted on 14 October 2010 under refs. 2010/2753/P and 2010/4873/L. Conditions attached to this decision notice stated that this was only permitted for a temporary period and should be removed on or before 14 October 2012.

A further application was granted on 30 October 2012, under application refs. 2012/4360/P and 2012/4420/L, for the temporary retention of the timber structure for a further two years (until 31 October 2014).

On 10 October 2017, planning permission was granted, under refs. 2017/3355/P and 2017/3380/L, for a new sheltered garage structure which extended the existing timber car port. This was for a temporary period until 1 November 2019. The new structure was an improvement to the previous structure and was in-keeping with timber garage doors along the mews. This structure ensured the site was secured, removed anti-social behaviour and improved the appearance.

Proposal

The client's ultimate intention is to complete the implemented 2003 application and build out the mews house on this part of the site. However, it remains to be financially viable for these works to be completed. Therefore, this application seeks to retain the improved quality car port, which serves as private parking for the tenanted John Street.

The application seeks to retain the car port for a further five year period (until November 2024).

Justification

The current structure on-site is suitable in terms of its surroundings and it fits in appropriately with the Conservation Area. The existing structure is a great improvement compared to the previous structure.

Whilst our client still intends to build out the consented mews building, due to the current economic climate, it is not feasible to carry out such works at this stage. However, whilst they are not in the position to undertake the work associated with the mews house at this stage, they envision doing this in the future.

Hence, we seek permission to retain the current structure. As our client cannot progress with constructing the consented mews house at this stage, should permission not be granted, this will result in the removal of the existing car port and will leave an unsightly gap along this part of King's Mews and result in an open access to the property at 4 John Street. As such, retaining this structure for a further five years will benefit the existing property in terms of security and will also benefit the streetscene. In this interim period this will ensure that the character and appearance of the Conservation Area is preserved and enhanced.

Conclusion

For the reasons set out above, we consider that a temporary permission for the retention of the car port structure for a period of five years would be appropriate and justifies the grant of temporary planning permission and listed building consent.

We trust that this submission provides you with sufficient material to validate the planning application. Please do not hesitate to contact me or my colleague Sophie Rae if you require any additional information or clarification.

Yours faithfully



Sophie Rae