

# West Architecture

27 John Street and 21 John's Mews

Planning Permission Amendments

**Section 73. Application for Removal/Variation of a condition**

May 2020

## Planning Permission Amendments

### Introduction

This Section 73 Application varies the current approval under previous applications for 27 John Street and 21 John Mews.

For ease of reference, new drawings submitted under this application use the same format, scale and annotation of those issued under the previous applications listed below.

This application comprises the following documents:

Donald Insall Associates existing drawings:

- 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1200, 1201, 1202, 1300, 1301

Donald Insall Associates supporting documents:

- Design & Access Statement
- Heritage Assessment

West Architecture proposed drawings:

- 88.001, 88.099, 88.100, 88.101, 88.102, 88.103, 88.104, 88.105, 88.200, 88.205, 88.210, 88.300, 88.310

West Architecture supporting documents:

- Planning Permission Amendments (This document)

### Planning Background

This application follows on from the previously approved applications which remain extant;

1. Planning Permission;
2. Listed Building Consent
3. Planning Permission (A renewal of 2017/1959/P)
4. Listed Building Consent. (A renewal of 2017/2450/L)

In relation to the above approved schemes externally the variation is proposed for a change in the design of the replacement single storey rear extension at the back of the main house (27 John Street) (Other external alterations can be included here). Internally the principle change is alterations to the internal layout of the mews building (21 John Mews) and minor changes to the arrangement of the main house (27 John Street).

In all other aspects there is no change to the scheme as referred to in the aforementioned approvals. Using the heritage statement submitted under cover of planning permission (2017/1959/P) and Listed Building Consent (2017/2450/L) a summary is set out below of those aspects of the approved schemes to be retained and those aspects to be changed. For ease of reference a copy of the approved heritage statement is attached as Appendix One to this statement.

Full list of alterations as indicated in the identified paragraphs of the approved Heritage Assessment and accompanying Design & Access Statement	The proposal under this Section 73 application
<b>4.2 - 27 John Street</b>	
<b>4.2.1 Externally</b>	
On each elevation, the scheme would include the repair and replacement on a like-for like basis of all brickwork, leadwork and stonework as necessary. The removal of any redundant pipework and services and the replacement of all external pipework to match existing cast iron pipes. The repair of existing sash windows.	Same repairs to be carried out
<b>Roof</b>	
The replacement of the existing, 1970s flat roof, the relocation of an existing roof light, the removal of redundant plant machinery and the relocation of security handrails away from street sight lines.	Same repairs to be carried out
<b>Front Elevation</b>	
Repair balcony as necessary.	Same repairs to be carried out
Reinstate York paving to front basement area.	Same repairs to be carried out
<b>Rear Elevation</b>	
Relocate an original, tripartite sash window from the ground and its insertion into the existing window opening on the second floor	No longer applicable
Remodel the modern, tripartite, sash window on the first floor to include a French window.	No longer applicable
Remove the modern steel balcony and create a new stair to the extension roof.	No longer applicable
Rebuild the 1970s ground floor extension on a slightly enlarged footprint with a roof terrace above and new, timber French windows to the garden	Proposed alternative extension with no roof terrace. Within the footprint of the existing extension.
Repair or replace on a like-for-like basis of all brickwork, leadwork and stonework as necessary.	Same repairs to be carried out
Remove redundant pipework and services and the replacement of all external pipework to match existing cast iron pipes.	Same repairs to be carried out
<b>Garden</b>	
The removal of the existing modern car park paving, insertion of walk on roof lights and creation of planting beds.	Modern paving to be removed, roof lights and basement not applicable to either application.
<b>4.2.2 Internally</b>	

Planning Permission Amendments

<b>On all floors</b>		
Replace all modern doors, architraves and skirtings with ones with appropriate traditional detailing.		Same repairs to be carried out
Repair of all joists, shutters, aprons, fireplaces and mouldings.		Same repairs to be carried out
Repair original stone stair and handrail as required.		Same repairs to be carried out
<b>Fourth Floor</b>		
Insert modern partitions in the main rear room to provide bathrooms and the relocation of some door openings.		Same repairs to be carried out
Replace modern, stair handrail with ones of a traditional design		Same repairs to be carried out
<b>Third Floor</b>		
Remove a modern partition and renew existing plasterboard partitions as required		Same repairs to be carried out
Relocate modern partition in front room		Same repairs to be carried out
Relocate door openings		Same repairs to be carried out
Replace modern, stair handrail with ones of a traditional design		Same repairs to be carried out
<b>Second Floor</b>		
Reinstate original plan form to front room.		Same repairs to be carried out
Insert modern partition to rear room to provide bathroom & dressing room.		Same repairs to be carried out
Close door opening to rear room		Same repairs to be carried out
Replace modern, stair handrail with ones of a traditional design.		Same repairs to be carried out
<b>First Floor</b>		
Replace modern cornices in front and rear rooms with ones of a traditional		Same repairs to be carried out
Insert new double door opening between front and rear rooms with appropriately detailed doors.		Same repairs to be carried out
<b>Ground Floor</b>		
Reinstate original plan form to front room		Same repairs to be carried out
Remove modern paneling		Same repairs to be carried out
Replace modern cornices with ones of a traditional design.		Same repairs to be carried out
Enlarge door opening between hall and front room		Same repairs to be carried out
Relocate modern partition and historic, but non-original fanlight.		Same repairs to be carried out
Create new door opening to rear room.		Same repairs to be carried out

Planning Permission Amendments

Enlarge existing rear window opening into door to extension.	Same repairs to be carried out
Cover-over rear basement area with glass floor.	Not applicable to either application
Remove existing modern partitions within extension.	Same repairs to be carried out
<b>Basement</b>	
Repair and tank street vaults.	Same repairs to be carried out
Rebuild internal partition walls.	Same repairs to be carried out
Block up rear window but retain paneled surround.	No longer applicable
Demolish existing basement extension and extend basement beneath garden and	Not applicable to either application
<b>21 John Mews</b>	
<b>4.3 21 John's Mews</b>	
<b>4.3.1 Externally</b>	
On each elevation, the scheme would include the repair and replacement on a like-for like basis of all brickwork and the removal of any redundant pipework and services. The modern metal windows would be replaced with traditionally detailed double-glazed, timber sashes and the dormers would be clad in lead. The street door would be replaced with a traditionally detailed half-glazed door. On the garden elevation, the ground floor would be extended to align with the extension as Nos. 13 & 14 John Mews and three sets of double-glazed timber French windows introduced. Two roof lights would be inserted into the garden paving.	Same works to the existing brickwork and windows. Alternative treatment to garden glazing: Sliding aluminum framed double glazed doors as drawings
<b>4.3.2 Internally</b>	
A basement would be created, the plan form remodeled, a new staircase inserted and all the finishes and services upgraded to provide quality, residential space.	No basement created. All other proposals to be carried out.
<b>4.4 Implications of the Proposals</b>	
The proposals would see the repair and upgrading of all external and internal historic fabric at 27 John Street and in particular, the reinstatement of historically appropriate detailing such as cornices and doors. This would improve the appearance of the listed building and the conservation area. The rebuilding of the extension using more sympathetic materials and the landscaping of the garden would also improve on the existing fabric and be of benefit to the listed building.	Same repairs to be carried out

Planning Permission Amendments

<p>The only potential harm to the building would be caused by the relocation of the original, ground floor window and the enlargement of the existing opening, and by the introduction of double doors in the front and rear rooms. However, these alterations are minor, the extent of the harm is very limited and they would not alter the significance of the listed building.</p>	<p>No longer applicable</p>
<p>At 21 John Mews, the new windows, street door and leadwork would all improve the setting of the listed building and the conservation area.</p>	<p>Same repairs to be carried out</p>
<p>The more interventionist element of this scheme is the creation of a new basement beneath the garden and mews building. However, No 27 already has an area of basement located beyond the rear 19th century elevation of the listed building and its original basement area. The new construction will glaze over the altered, original basement area which will cause some minor harm to the altered plan form. The new basement will then be linked to the main building by a door and short flight of steps, in this way, the basement extension will not effect any historic fabric and will have no impact on the significance of the building.</p>	<p>Not applicable to either application</p>
<p><b>4.5 Justification of the Proposals</b></p>	<p>Unchanged by these proposals</p>

**Design and Access Statement Commentary**

<b>Design &amp; Access Statement</b>	
All paragraphs are still applicable except the following:	
<p>3.2. The rear elevation of 27 John Street will largely remain as existing except minor alterations to window openings at first and second floor level. Demolition of the modern ground floor extension at 27 John Street and building the new extension in more sympathetic materials and design will improve the appearance of the rear elevation as a whole.</p>	<p>No alterations to window openings at first or second floor levels.</p> <p>The extension will not be built using brickwork and will not have traditionally detailed painted timber doors.</p> <p>The extension will read as a separate element to the existing host building with aluminum framed glazing and metal cladding.</p> <p>The extension will have a green planted roof.</p>
<p>3.3. It is proposed that the appearance of the front façade to 21 John Mews will remain as existing, except that all existing modern metal windows are to be replaced with traditionally detailed new painted timber sash windows (double glazed) and existing timber boarding above dormers will be replaced with lead. The new extension will be built with brickworks to match the existing rear façade with traditionally detailed painted timber French windows (double glazed).</p>	<p>Same repairs to be carried out at first and second floors.</p> <p>The ground floor rear elevation will be rebuilt with brickwork and sliding aluminum framed glass doors.</p>