
No. 25 John's Mews, London WC1N 2NZ

Heritage Statement



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Document Checking:

Prepared by: Darren Collings, Senior Heritage
Consultant, Heritage Planning

Signed:



Checked by: Jason Clemons, IHBC, MRTPI
Director, Head of Heritage Planning

Signed:



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Abbreviations and Conventions used in the text

c.	circa		
CA	Conservation Area	LPA	Local Planning Authority
ha	hectares	m	metres
HA	Heritage Asset	NGR	National Grid Reference
HE	Historic England	NHLE	National Heritage List for England
HER	Historic Environment Record	NPPG	National Planning Practice Guidance
km	kilometres	NPPF	National Planning Policy Framework
LB	Listed Building	RPG	Registered Park and Garden
RN	Reference Number		

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

This report is also compiled using GLHER data accessed via Heritage Gateway online, on 10 February 2020.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2019) National Planning Practice Guidance (NPPG; Ministry of Housing, Communities & Local Government, 2019) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017)

1.0 Introduction

1.1 Project background

1.1.1. This Heritage Statement has been researched and prepared by Savills Heritage Planning to provide relevant and proportionate information to assess the significance of the historic building at No. 25 John's Mews (hereafter known as 'the Site') located at NGR TQ 30818 82014, in order to set out the potential impact of the proposed works to accompany a full planning and listed building consent application. The Heritage Statement focuses on the key designated heritage asset of the Grade II listed No. 25 John's Mews, notably the significance of the asset and the impacts that the proposed scheme may have upon its significance.

1.2 The Site and the wider vicinity

1.2.1 The Site is located to the east side of John's Mews, with two principal facades facing onto John's Mews and Northington Street being surrounded in all directions by the dense built environment of Bloomsbury, within the London Borough of Camden (hereafter 'the Council' or 'the Local Authority'). The Site consists of a two-storey red brick mews building constructed c.1903, with stone quoins and dressings and segmental-headed parapet concealed roof with tall chimneys. A quoin to Northington Street is inscribed "These premises were erected by Henry Finch Esq., JP in AD 1903"; and on the return "and this stone laid by H. Finch Rober August 10th 1903".

1.2.2 **Figure 1** indicates the location of the Site and its immediate setting.

1.2.3 The proposed works include the extension of the existing remaining basement level below the footprint of the existing building, accessed from a new staircase from ground floor to basement level, discreetly located below the existing non-original staircase.



Figure 1. Aerial image of the indicative Site location (outlined in red). The designated heritage assets are denoted in yellow. ©Google maps. 2020.

1.2.4 The Site is a Grade II listed heritage asset (NHLE number 1322077), designated in part for its group value with No. 13 Northington Street. The Historic England List description is as follows:

Includes: No.25 JOHN'S MEWS. Brewery stables, now offices and workshop. Dated 1903. Built for Henry Finch; altered internally late C20. Red brick with stone quoins and dressings. 2 storeys. Main facade to Northington Street has 5 windows; 5 window right hand return with vehicle entrance. Ground floor to left has paired elliptical arched vehicle entrances with keystones and cornices to pillars. To right, a flat arched doorway, a vehicle entrance and then 3 segmental-arched windows, that nearest the vehicle entrance being half-size. Projecting moulded brick cornice at 1st floor and parapet level; 1st floor casements set in stone surrounds forming strips. Deep parapet of segmental-headed sections flanked by tall tapering brick chimneys supported by stone consoles to front and sides and having stone cornices. Angles have smaller stone tapering chimneys on dies. INTERIORS retain some original features. SUBSIDIARY FEATURES: quoin to Northington Street inscribed "These premises were erected by Henry Finch Esq., JP in AD 1903"; on the return "and this stone laid by H. Finch Rober August 10th 1903"

There are further statutory listed buildings within proximity of the Site, including the Grade II listed Nos. 29 to 36 John Street and attached railings to the east of the Site (NHLE number 1379158). However, the proposed works have been assessed to have no impact on these neighbouring built heritage assets and they have been scoped out of this report.

1.2.5 The Site is located within the Bloomsbury Conservation Area: Sub Area 10 – Great James Street/Bedford Row, which was first designated in 1968 with subsequent boundary extensions, covering an area of approximately 160 hectares. However, the proposed works have been assessed to have no impact on the conservation area, preserving its setting and significance, and as such the assessment of the conservation area has been scoped out of this report.

1.2.6 The Site is situation within the London Suburbs Archaeological Priority Area: Tier 2.

2.0 Methodology

2.1 Aims, objectives and scope

2.1.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. The following terminology has been adopted within this assessment for classifying and discussing the historic environment:

- 1) A **heritage asset** is a building, monument, site, place, area or landscape identified as meriting consideration in planning decisions because of its heritage interest (NPPF, Annex 2 Glossary);
- 2) The **setting** of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2 Glossary);
- 3) **significance** (for heritage policy), as defined in the NPPF (Annex 2 Glossary) is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic or historic. Significance derives from not only a heritage asset's physical presence, but also from its setting.

2.1.2 Recent Historic England guidance introduced the concept of interests to assess the significance of heritage assets (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019), with reference to the following criteria:

- 1) **Archaeological interest.** Deriving from the potential of a place to yield evidence about past human activity that is worthy of expert investigation.
- 2) **Historic interest.** An interest in past lives and events. It tends to be illustrative or associative. Providing a material record of the nation's past, it can also provide meaning for communities derived from their collective experience of a place and it can symbolise wider value such as faith or cultural identity.

- 3) **Architectural and artistic interest.** Interest from the design or general aesthetics of a place. Derived from conscious design or fortuitously through evolution. More specifically, it relates to the science of design, construction, craftsmanship and decoration. Artistic interest is an interest in other human skill, such as sculpture.

2.1.3 Recently revised national planning policy guidance (NPPG, July 2019) in relation to the historic environment provides a similar interpretation of assessing significance.

2.1.4 These criteria derive from previous Historic England guidance (Conservation Principles: Policies and Guidance (English Heritage, 2008)), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).

Assessment of setting

2.1.5 Historic England has issued Historic Environment Good Practice Advice in Planning guidance notes, of which *Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (March 2015)* and *Good Practice Advice Note 3 (2nd Ed.) – The Setting of Heritage Assets (December 2017)* are relevant to the proposals at the proposed development site.

2.1.6 The Historic England Guidance advocates a systematic and staged approach to the assessment of the implications of development in terms of their effects on the settings of heritage assets.

2.1.7 **Step 1** of the approach is '*identifying the heritage assets affected and their settings*'. This initial step is carried out by undertaking documentary research, and assessing data sourced from the HER and national heritage datasets.

2.1.8 **Step 2** requires consideration of '*whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*'. The guidance states that this stage of the assessment should first address the key attributes of the heritage asset itself and then consider: i) the physical surroundings of the asset, including its relationship with other heritage assets; ii) the way the asset is appreciated; and iii) the asset's associations and patterns of use.

2.1.9 **Step 3** involves '*Assessing the effect of the proposed development on the significance of the asset(s)*'. This stage of the assessment addresses the key attributes of the proposed development, such as its: i) Location and siting; ii) Form and appearance; iii) Additional effects; and iv) Permanence.

2.1.10 **Step 4** of the guidance should explore opportunities for '*maximising enhancement and minimising harm*', while **Step 5** is to '*make and document the decision and monitor outcomes*'. For the purposes of this assessment, **Steps 1-4** of the process have been followed. **Step 5** is the duty of the Local Planning Authority and therefore not undertaken as part of this assessment.

Historical and archaeological baseline

2.1.11 Baseline conditions were established through consideration of the historic environment within the vicinity of the Site and a desk-based review of existing sources of publicly accessible primary and synthesised information, comprising:

- 1) National heritage datasets including The National Heritage List for England (NHLE), Images of England, and Britain from Above;
- 2) Heritage Gateway, accessed online 13 Feb 2020;
- 3) The Bloomsbury Conservation Area Appraisal and Management Strategy (London Borough of Camden), adopted 18 April 2011; and
- 4) Historic manuscripts and maps available online.

2.1.12 A site visit and walkover were undertaken on 13 February 2020 to inform the understanding of No. 25 John's Mews (Photographs in **Appendix 3**), and those heritage assets within the vicinity which may be sensitive to the proposed scheme.

2.1.13 A bibliography of documentary, archive, and cartographic sources consulted is included in the **References** section of this report.

3.0 Historic development

3.1 Introduction

3.1.1 The following section provides a brief summary of the historical development of the Site and its environs, compiled from sources as listed in the References and drawing on previous studies of the Site.

3.1.2 Understanding the history and context of the relevant heritage assets is important to establish their setting and the contribution that their setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to significance.

3.2 Historic development

3.2.1 The present building at No. 25 John's Mews is identified as being constructed in 1903, as denoted by the foundation stone inscribed with "These premises were erected by Henry Finch Esq., JP in AD 1903", and is stylistically accurate for the early-20th century. Earlier maps, including Richard Horwood's 1799 *Plan of the Cities of London and Westminster* (see **Figure 2**) show that a building existed on the Site prior to the construction of the present building. It is assumed that the original building was a mews house to the associated residential properties along John Street, which also appear on the 1828 map by John Greenwood, as shown in **Figure 3**). At this time Northington Street was known as Little John Street, changing street name sometime after the publication of the 1920 Ordnance Survey map.



Figure 2. Horwood's 1799 Plan of the Cities of London and Westminster. The indicative location of the Site is circled in red and was presumably a mews house to the property fronting onto John Street.



Figure 3. Greenwood's 1828 map of London shows the full extent of development along John Street and the accompanying Johns Mews to the west, including the location of the Site.

ground floor with a residential flat on first floor. Photographs from 1978 show a closed garage business at the Site marketing for sale, having had a number of external alterations to accommodate its operation as a garage (see **figures 5 and 6**)



Figure 5. A photograph from 1978 looking south east at the corner of John's Mews and Northington Street. The Site is seen here as a closed and for sale Goodliffe Garages Limited. A number of external alterations had been made by this time to accommodate its operation, including roller shutter openings (seen to the right), which allowed access to a ramp down to a basement.

3.2.4 A change of use was granted from offices on ground floor with residential above to a singular dwellinghouse (Class C3) in March 2013 (Planning RN: 2012/4925/P and 2012/5150/L). The consents allowed for significant internal works, which saw the removal of the previous internal partitions and the erection of new partition walls to form domestic rooms. As a result the consented works eroded any

remaining historic plan form that may have remained.



Figure 6. A photograph from 1978 looking south west along Northington Street. The image shows the building prior to further alterations in forming maisonettes at ground and basement levels, with lightwells created within the archways seen here to the left.

4.0 Heritage assets – significance and setting

4.1 Introduction

4.1.1 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

4.1.2 The planning policies listed in Appendix 3 aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment; and that will seek to avoid or mitigate against harm.

4.2 Significance

4.2.1 Historic England suggest that the aspects that reflect significance are the four values that people associate to a place: aesthetic value, evidential value, historic value and communal value. However, the NPPF defines the significance of a heritage asset as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* The NPPF definition largely correlates with the three values identified by Historic England in the Historic England Advice Note 12 (2019).

4.2.2 The heritage assets which may be sensitive to the proposed scheme options are identified as the Grade II listed No. 25 John's Mews. The Site is located within the Bloomsbury Conservation Area, but it has been assessed that the proposed works have no impact on the setting or significance of the conservation area, and has been scoped out of this report.

4.3 No. 25 John's Mews (Grade II listed)

4.3.1 No. 25 John's Mews is a Grade II Listed building, designated in January 1999, in part for its group value with No. 13 Northington Street. It comprises an early-20th century red brick stabling building with stone detailing, and which has undergone a number of external and internal alterations in connection with the conversion of the building from former office use into a number of self-contained residential units. The

adjacent No. 13 Northington Street was converted into two maisonettes across a basement and ground floor levels in 1995 (Planning RN: 9501052). As a consequence, the previous roller shutters in the arched openings removed (as shown on architectural drawings in 1959) and the façade recessed inwards to form lightwells to the basement. As a result of these works part of the basement to No. 25 John's Mews has been heavily altered and lost, as previously indicated in Drawing No: 296/9 (see **Figure 7**) (Planning RN: 20055). The historic development of the site along with the previous basement and ramp installation will have eroded the archaeological interest of the Site below ground, which is judged to be of low value.

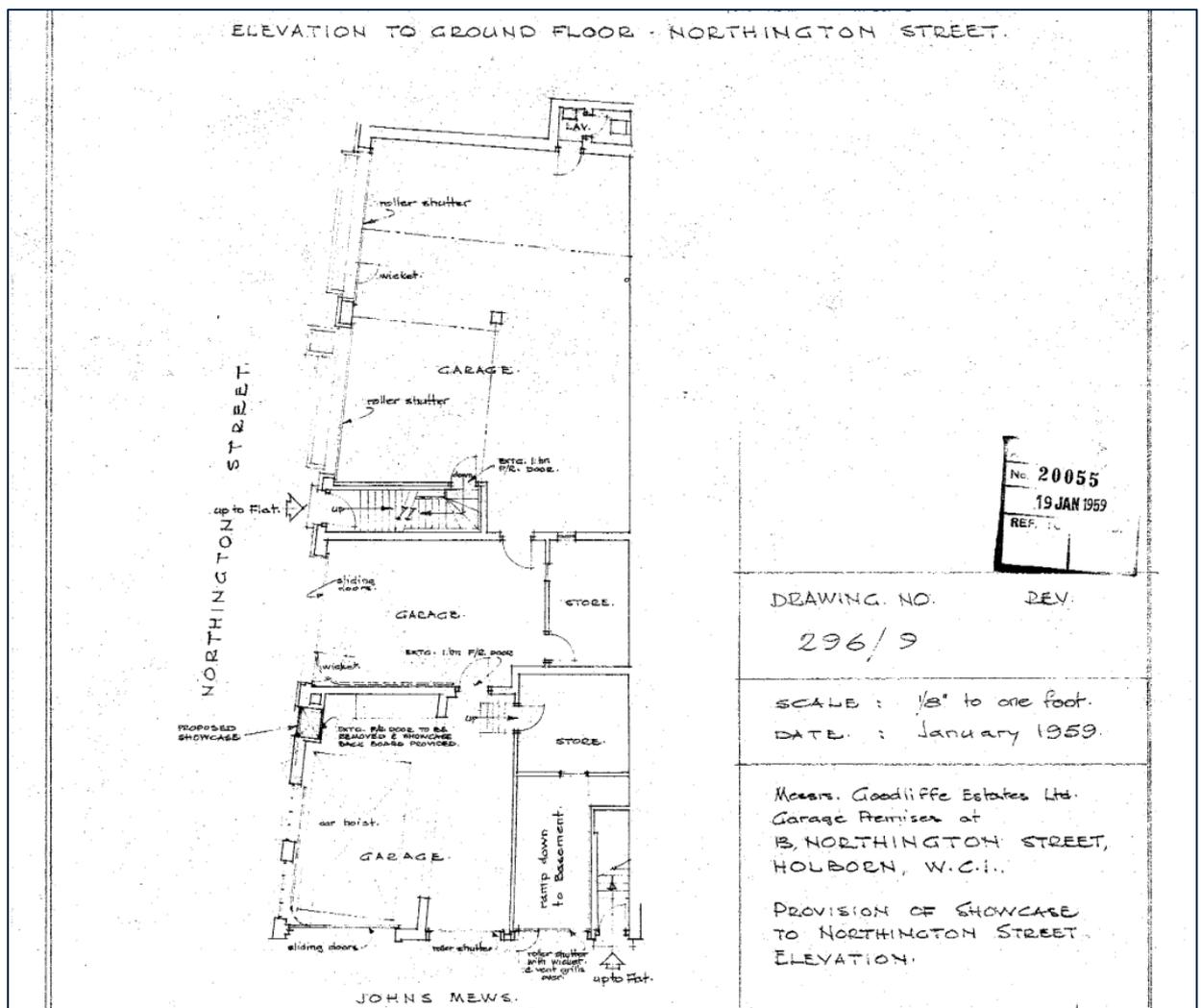


Figure 7. Extract of the 1959 architectural drawing for the whole of the building, which included the adjacent No. 13 Northington Street. The plan shows a ramp down to basement level, accessed from John's Mews, which has subsequently been filled in, leaving the present basement space.

4.3.2 The full planning and listed building consents for the associated works to No. 25 John's Mews in

converting the building from office use (Class B1) to a singular residential dwelling (Class C3) (Planning RN: 2012/4925/P and 2012/5150/L) allowed for the raising of the ground floor level by 400mm from the original slab, along with a number of internal alterations. The remaining internal features, such as chimney breasts to the first floor were retained and revealed, with no original historic detailing remaining at ground floor.

4.3.3 The significance of No. 25 John's Mews as a heritage asset is derived primarily from its external aesthetic and historic values. The significance of the heritage asset has been somewhat eroded over time through the continued internal alterations in response to the changing uses of the property, with minimal original interior features. Subsequent planning consents have, in part, tried to remedy previous alterations and reinstate a more sympathetic aesthetic to the exterior of the building and it is assessed that the building is of medium aesthetic value. The historic value of the building is in its local association and connection with the Finch brewing family, and is deemed to be of medium value. The setting of the Site, being a dense built environment with properties dating from the mid-18th century onwards, also makes a contribution to its heritage significance.

5.0 Proposals and assessment of impact

5.1 Introduction

5.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that '*...heritage assets are an irreplaceable resource...*' (NPPF para. 184). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

5.1.2 Planning legislation and policy requires that development should seek to preserve or enhance the significance of a heritage asset. Heritage policy in both its national and local contexts are detailed in Appendix 3.

5.2 Proposed works

5.2.1 This report accompanies a full architectural drawing pack produced by Smith C-H Architects Ltd, which should be consulted in conjunction with the following section.

5.2.2 The proposed works include the extension of the existing remaining basement level below the footprint of the existing building, accessed from a new staircase from ground floor to basement level, discreetly located below the existing non-original staircase.

5.3 No. 25 John's Mews (Grade II listed)

5.3.1 The proposed works are for the extension of the existing remaining basement level below the footprint of the existing building. Historic architectural drawings, as shown above, indicate that a previous ramp to basement area existed at No. 25, presumably continuing through below No. 13 Northington Street when the building operated as a single car mechanic business.

5.3.2 The proposed works will see the construction of some new underpinning to the building, retaining existing building fabric. The works will require the removal of the existing concrete slab at the true ground floor level to facilitate the works, which is assessed to be non-original following a small investigation of

the slab that revealed a late-20th/early-21st century plastic damp proof membrane within the material. The building is also known to have undergone mid-20th century interventions to the building in connection with its use as a car garage. It is proposed to install a new concrete slab at the same level following the earth extraction and underpinning works. The proposals will preserve all other remaining internal features at ground and first floor levels and will have no impact on the exterior aesthetic of the building. The location of the proposed staircase from lower ground to ground, set behind the existing non-original stairs and accessed through the existing door to the current laundry, will ensure the proposals are discreet and preserve the hierarchy of the building. It has been assessed that these works will have no adverse effect on the significance of the heritage asset.

- 5.3.3 The proposals respond to those works already undertaken at the Grade II listed No. 13 Northington Street (Planning RN: 9501052) and reflective of the consented application for the excavation of a basement at the adjacent No. 27 John's Mews (Planning RN: 2018/4934/P). It has been assessed that the proposed works to No. 25 John's Mews will have **no adverse effect** upon its setting or significance, which is primarily in the building's external aesthetic and remaining internal features, all of which remain unaffected.

6.0 Conclusion

- 6.1.1 Savills Heritage Planning have been commissioned to provide a Heritage Statement in relation to proposed works as set out above, and the potential impact that the proposed works may have upon the setting and significance of No. 25 John's Mews and the Bloomsbury Conservation Area: Sub Area 10 – Great James Street/Bedford Row.
- 6.1.2 No. 25 John's Mews is a Grade II listed heritage asset, assessed to be of medium aesthetic and historic interest. The interest of the Site is primarily derived from its external aesthetic, with earlier works to the building removing much of the original internal fabric and plan form. It has been assessed that the existing ground concrete slab is non-original following the discovery of plastic damp proof membrane within the material. The proposed works to extend the existing basement area within the footprint of the building will retain the external aesthetic and remaining internal features of the heritage asset, with discreet stair access from ground floor to basement situated below the existing non-original stairs. It has been assessed that the proposed works will have no adverse effect on the setting or significance of the designated heritage asset and will preserve the hierarchy of the building by ensuring that the basement is smaller than the footprint of the heritage asset.
- 6.1.3 The Site is situated within the Bloomsbury Conservation Area: Sub Area 10. However, it has been assessed that proposals to extend the existing basement section of the Grade II listed asset will have no impact on the setting or significance of the conservation area. The proposals will preserve the setting and significance of the Bloomsbury Conservation Area, which had been scoped out of the assessment of this report.

7.0 References

London Borough of Camden, 2017, Planning Policy

English Heritage, 2008. *Conservation Principles, Policies and Guidance*, York: English Heritage.

Historic England, 2019. *Statements of Heritage Significance: Analysing Significance of Heritage Assets*, *Historic England Advice Note 12*. [Online] Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/> [Accessed 22 October 2019]

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Historic England, 2019. *Search the List*. [Online].

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Historic England, 2019. *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management*. 2nd Ed. (February 2019)

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National Library of Scotland, 2019. *Find by Place* [Online]. Available at: <https://maps.nls.uk/> [Accessed 23 January 2020]

Old Maps, 2019. *Available maps*. [Online]. Available at: <https://www.old-maps.co.uk/#/> [Accessed 23 January 2020]

8.0 Appendix 1: Planning history

No. 25 John's Mews			
Planning Reference	Description	Decision	Date
2013/5542/L	Installation of air conditioning plant at roof level	Granted	10 Oct 2013
2013/4804/P	As above	Granted	10 Oct 2013
2013/3543/L	Details of secondary glazing and windows required by condition no. 2 of listed building consent 2012/5150/L granted on 26 th March 2012 for works associated with the change of use from office at ground floor and flat on first floor to single dwellinghouse.	Granted	27 July 2013
2012/5150/L	Works associated with the change of use from office at ground floor and flat on first floor to a single dwellinghouse, including creation of roof terrace with privacy screen on flat roof, installation of 2 rooflights and external alterations to fenestration and associated internal alterations.	Granted	26 Mar 2013
2012/4925/p	Change of use from office at ground floor (Class B1) and flat on first floor (Class C3) to a single dwellinghouse (Class C3), including creation of roof terrace with privacy screen on flat roof, installation of 2 rooflights and external alterations to fenestration.	Granted subject to a Section 106 Legal Agreement	26 Mar 2013
2012/4841/INVALID	(Requested to Withdrawn) Internal and external alterations associated with the change of use from commercial (Class B1) to residential (Class C3) at Ground Floor to create a single family dwelling amalgamating the First Floor flat. Proposed installation to Ground Floor of a new glazed curtain wall to behind existing garage doors and installation of new railings in front. Proposed installation of 4no. conservation rooflights to existing pitched roof, 2no. rooflights to existing flat roof and 1no. access hatch to existing flat roof. Refurbishment of the interior and, removal of non-original internal alterations.	Withdrawn	Unknown
PS9704239	Variation of additional condition 2 concerning a personal user restriction of planning permission dated 21 st February 1997 (Reg No. PS9604154) to change the named user from "G. Thompson Ltd." to "Mach 1 Couriers".	Granted	17 Apr 1997
PS9604154	Continued use of the ground floor as a courier head office and control centre without compliance with additional condition 01 on the planning permission (Reg. No. PL/9501107)	Granted	21 Feb 1997
P9601088R2	Creation of additional residential dwelling by the erection of a mansard roof extension, as shown on drawing numbers 642/P04B, /EL2A and /EL3	Refused	07 Nov 1996
C9601089R2	Removal of roof structure, as shown on drawing numbers 642/P04B, /EL2A and /EL3.	Refuse Conservation Area Consent	07 Nov 1996
P9601088R1	Demolition of roof and creation of mansard roof to existing building. (REVISED PLANS SUBMITTED)	Withdrawn	15 Oct 1996
C9601089R1	As above	Withdrawn	15 Oct 1996
P9601088	Demolition of roof and creation of mansard roof to existing building, plans submitted	Withdrawn	26 Jun 1996
C9601089	As above	Withdrawn	26 Jun 1996
9501108	Use of the first floor as courier head office and control centre as shown on site plan.	Refuse	15 Dec 1995

9501107	As above	Grant	15 Dec 1995
16805R	Sites of 13 Northington Street and 25/27 John's Mews – Redevelopment of the above-named sites by the erection of a four-storey and basement building comprising ground floor and part first floor offices, twelve residential flats on part first, second and third floors with ancillary storage in the basement.	Conditional	25 Aug 1977
15441R	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.	Refused	29 May 1973
12784	Redevelopment of 13 Northington Street and 25/27 John Mews by the erection of a building of basement ground and four floors over for use part as offices and part as residential	Refused	06 Apr 1972

9.0 Appendix 2: Legislation and planning policy

Legislation

Legislation relating to listed buildings and conservation areas is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Planning (*Listed Buildings and Conservation Areas*) Act 1990 provides that with regard to applications for planning permission affecting listed buildings or Conservation Areas, or their setting:

“s.66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

“s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.”

National Planning Policy Framework

National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF), which was first published by the Department for Communities and Local Government (DCLG) in March 2012, with a second edition issued in July 2018 (further revisions in February 2019).

The policies set out in NPPF also apply to the consideration of the historic environment in relation to other heritage-related consent regimes for which planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 16, ‘Conserving and Enhancing the Historic Environment’ specifically deals with historic environment policy, which is broadly unchanged since 2012, although there has been some reordering and the addition of subheadings (paragraphs 184-202).

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation, ‘irrespective of whether any potential harm amounts to

substantial harm, total loss or less than substantial harm to its significance' (para 193).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 194).

Where a development proposals will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the LPA should refuse consent unless the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm/loss, or all the following apply: the nature of the heritage asset prevents all reasonable uses of the site; and, no viable use of the heritage asset can be found in the medium term that will enable its conservation; and, conservation by grant funding or some form of no for profit organisation is not possible; and, the harm/loss if outweighed by the benefit of bringing the site back to use (para 195).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 196).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 197).

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para 198).

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 200).

In para 192 it states that 'In determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions; heritage assets may also be considered to be valued components of the historic environment. The NPPF recognises that heritage assets are a non-renewable resource, and that heritage conservation has wider benefits, while accepting that the level of conservation should be commensurate with the significance of the assets concerned.

Local Planning Policy

No. 25 John's Mews is located within the London Borough of Camden, which is one of 32 London boroughs. As such, local planning policy is covered by both the London Plan administered by the London Assembly, and the Camden Local Plan (2017). Only sections of the policies most relevant to the specific proposed scheme options are referenced.

The London Local Plan (2011): The Spatial Development Strategy for London consolidated with alterations since 2011 (March 2016)

The London Plan 2011 (incorporating minor alterations from October 2013 and 2015) is the spatial development strategy for Greater London and as such a piece of relevant planning policy.

London Plan Policy 7.4 discusses the local character of buildings, streets and open spaces and notes that development should have regard to the pattern and grain of development, allow positively contributing buildings to influence future character and is informed by the historic environment.

London Plan Policy 7.6 relates to architecture and requires buildings to be of the highest architectural quality and of a scale, composition and proportion which enhances the public realm. The policy notes that materials and details should complement the established local character and that the amenity of surrounding areas should not be unacceptably harmed by new development.

London Plan Policy 7.8 indicates that development should be sympathetic to the form, scale, materials and architectural details of heritage assets, and should, where appropriate conserve, restore and re-use heritage assets. The policy requires historic environments such as conservation areas to be preserved and enhanced and development affecting heritage assets and their settings to conserve their significance in a sympathetic manner.

London Plan Policy 7.9 requires the significance of a heritage asset to be assessed when development is proposed and schemes designed so that the heritage significance is recognised and, where possible, repaired, restored and put to a suitable and viable use that is consistent with their conservation.

Camden Local Plan 2017

Policy D1 Design – The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to nature's features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy D2 Heritage – The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage

assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable use of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership if demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist total or substantial demolition of an unlisted building that makes a positive contribution to the character of appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- j. resist the total or substantial demolition of a listed building;
- k. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the buildings; and
- l. resist development that would cause harm to significance of a listed building through an effect on its setting.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

10.0 Appendix 3: Photographs



View looking south east towards the principal façades. Access to the Site is from John's Mews (right), with the other principal façade onto Northington Street (left). The Site is Grade II listed, designated in part for its group value with No. 13 Northington Street. The proposed works will have no impact on the exterior aesthetic or remaining historic internal features.



View looking east along the ground floor, which has been internally altered c.2012 following full planning and listed building consents. The access hatch to the existing basement level can be seen within the floor. It is believed this is a remnant of the previous basement and ramp configuration as indicated in the architectural drawings of 1959.



View looking west along the existing basement level of No. 25 John's Mews. This space is believed to be a remnant of the ramp and basement level indicated on the 1959 architectural drawings. The proposals seek to extend this basement out to the footprint of the site and is assessed to have no adverse effect upon the setting or significance of the Grade II listed heritage asset, which derives its significance primarily through its external aesthetic.



Savills (UK) Ltd
33 Margaret Street, London W1G 0JD
www.savills.co.uk