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# Planning Statement

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25 John's Mews WC1N 2NZ

Prepared by Savills (UK) Limited

December 2020



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## 1. Introduction

- 1.1. This Planning Statement has been prepared by Savills (UK) Limited (Savills Planning) and is submitted in support of a Full Planning Application and Listed Building Consent. It is made on behalf of Mr. Fraser ("the Applicant"), for an extension to the existing basement of the site at 25 John's Mews, London, WC1N 2NZ ("the Site"), within the London Borough of Camden (LBC).

### Description of Development

- 1.2. The proposed works comprise of the extension to the existing basement level below the footprint of the existing building and will comprise ancillary residential floorspace such as a home cinema, study and a home gym.
- 1.3. As such, Full Planning Permission and Listed Building Consent is sought for the following:

*"Extension of existing basement beneath footprint of the existing residential dwelling (Class C3) by works of excavation to provide ancillary residential floorspace".*

### Pre-Application Consultation

- 1.4. The Applicant has engaged with LBC via pre-application discussions. The feedback received was considered carefully by the applicant and project team, and has helped guide the evolution of the submitted scheme. The Applicant has also informally engaged in informal consultation with neighbours to discuss the proposed scheme.

### Supporting Information

- 1.5. This Planning Statement sets out the application proposals and relates them to national, regional (London) and local planning policies. This Statement should be read in conjunction with the drawings, Design and Access Statement, as well as the supporting documents. The full submission list comprises the following:
- **Design and Access Statement (DAS)**, prepared by Smith C-H Architects Ltd;
  - **Full set of existing and proposed Drawings**, prepared by Smith C-H Architects Ltd;
  - **Photographic record of Existing Building**, prepared by Smith C-H Architects Ltd;
  - **Heritage Statement**, prepared by Savills Heritage & Townscape;
  - **Basement Impact Assessment (BIA)**, prepared by Ross and Partners;
  - **Outline Construction Management Plan**, prepared by Velocity; and
  - **Planning Statement** (this document), prepared by Savills Planning.

- 1.6. In addition to the above, a completed Application Form, Ownership Certificate, Community Infrastructure Levy (CIL) Additional Questions Form, and covering letter (prepared by Savills Planning) have also been supplied. The application fee has also been provided under separate cover.

## Structure of this Planning Statement

- 1.7. The structure of this Planning Statement is set out as follows:
- **Section 2 (Context of the Proposals)** provides background to the proposal, including a description of the site and surrounding area and planning history of the site;
  - **Section 3 (The Proposed Development)** sets out details of the development proposal;
  - **Section 4 (Pre-application Consultation Statement)** sets out the details of the consultation programme;
  - **Section 5 (Planning Policy Framework)** sets out the relevant planning policy framework that the proposal is to be considered against;
  - **Section 6 (Planning Assessment)** assesses the proposal against the planning policy framework and other material planning considerations;
  - **Section 7 (Conclusions)** presents our conclusions.

## 2. Context of the Proposal

- 2.1. This section provides details of the background to the application proposals and provides the context within which the application is being made.

### The Site and Surrounding Context

- 2.2. The application site is located in a predominantly residential area to the east side of John's Mews at its southern end, with two principal facades onto John's Mews and Northington Street (John's Mews is bi-sected by Northington Street creating two distinct sections; north and south).
- 2.3. The application site consists of a Grade II listed 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". The site currently comprises of ground and first floor storeys, with access to a roof terrace plus a basement accessed through a hatch.

**Figure 1: Site Location Plan**



### Access

- 2.4. The site is well connected for public transport and has a Public Transport Accessibility Level (PTAL) of 6b (best), indicating excellent access to public transport. The site is located approximately 650m from Chancery Lane, Holborn, Russel Square and Farringdon train stations. There are also a number of bus stops located on Theobalds Road and Clerkenwell Road, approx. 160m south and east of the site respectively.

### Flood Risk

- 2.5. The Environment Agency's Flood Map for Planning indicates that the site has a very low risk from flooding.

### Planning History

- 2.6. A planning history search reveals a considerable number of planning applications at the site and its immediate neighbours as set out in **Appendix A**. In summary, the property 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.

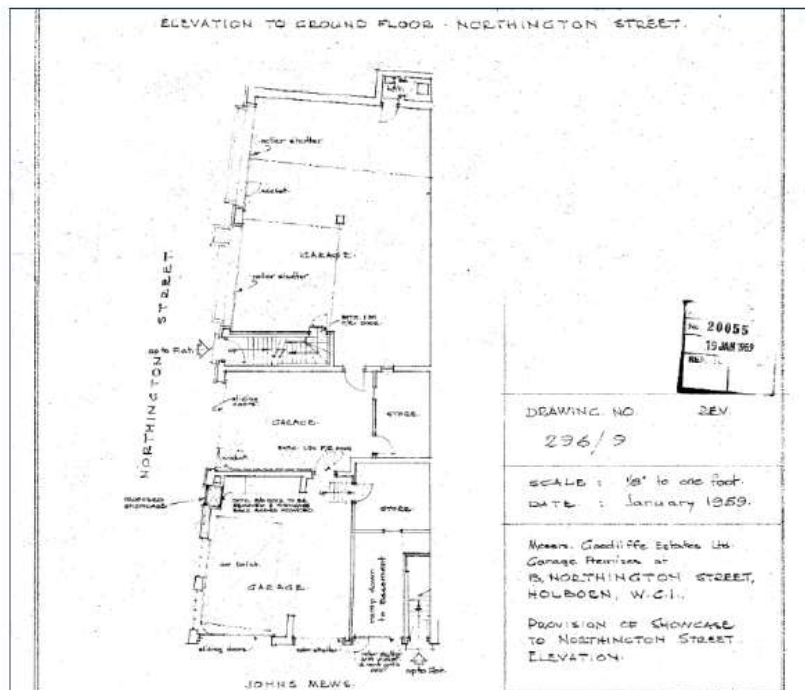
- 2.7. An application was granted planning permission at the neighbouring property of 13 Northington Street which is considered a material consideration. This is provided below:

*"Change of use and works of conversion including external alterations to provide two self-contained maisonettes on the basement and ground floors as shown on drawing number 9001/6 as revised by letter dated 21 September 1995." Ref. 9501052 (Granted 8th June 1995).*

- 2.8. As a consequence of this application (ref. 9501052), the previous roller shutters in the arched openings of the site were removed 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 indicated in Drawing No: 296/9 (see **Figure 2**) (Planning ref: 20055).

- 2.9. Whilst the age of the existing full-sized basement is unknown, it is understood that it existed prior to 1959. In light of this, and the existence of deep retaining walls at the site, it is our view that the building was originally served by a full sized basement.

**Figure 2 Drawing No: 296/9** (Extract of the 1959 architectural drawing for the whole of the building)



2.10. Further to the above, It is also acknowledged that an application was granted planning permission at the neighbouring property of 27 John's Mews, which is considered a material consideration. The description of development is provided below:

*"Excavation of a basement floor; and demolition of the existing mews dwellinghouse and erection of a new dwellinghouse behind retained facade."* Ref. 2018/4934/P (Granted 4th July 2019).

## Planning Designations

2.11. The site is located within a number of planning policy designations including:

- Bloomsbury Conservation Area, within Sub Area 10;
- Primrose Hill to St Paul's Cathedral Viewing corridor (background Assessment Area);  
and
- Central London Area.

2.12. 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"*

- 2.13. There are further statutory listed buildings located within the 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).
- 2.14. Whilst the site is not shown to be located within an Archaeological Priority Area on LBC's Planning Policy map (adopted March 2019), LBC's Archaeological Priority Areas Appraisal (October 2018) highlights that the site is located within the 'London Suburbs' Archaeological Priority Area, which is designated as Tier 2 for its potential to contain archaeological remains from all periods of the area's development, from the prehistoric to the post-medieval. However, it is deemed that the previous building activity on the site will have eroded any significant evidence of archaeological activity.



## 3. Pre-application Consultation

3.1. Prior to the submission of this application, the Applicant previously sought pre-application advice from LBC. The virtual meeting was held with LBC officers on 23 April 2020. Formal pre-application advice was issued by LBC on 08 July 2020 (ref. 2020/1402/PRE).

3.2. The advice has largely informed this application. The key points regarding this application from LBC were as follows:

- The proposal complies with the guidance in the CPG Basements and Policy A5 (subject to BIA audit).
- New access to basement level is proposed via the creation of a new staircase. This appears to be concealed by a door at ground floor level, its installation with minimal intervention would be likely to be acceptable.
- There are heritage concerns regarding the listed structure that may require the footprint to be reduced in size with less intervention to the historic fabric of the building.
- The proposed basement fills the entire floorplan of the upper parts. The Savills e-mail of 15 May says “the basement has a smaller footprint than that provided at ground floor”, but it is not possible to reconcile this with the drawings supplied. This risks disrupting the spatial character of the building, which, as noted, would not historically be expected to have a basement, especially not one as large as the principal floors.
- A previous scheme, 2012/4925/P, allowed the floor to be raised to its current level so that services could be run “without breaking the existing slab” (p9, Design and Access Statement). In the absence of any explanation as to why “breaking the existing slab” was undesirable, this suggests that the slab is of significance.
- The existing basement and ground floors are to be entirely demolished, which is likely to entail an unacceptable degree of loss of historic fabric. There are concerns that this would also result in the loss of all the ground-floor partitions at the same time.
- The applicant states that there would be no alterations to the ground floor, despite the complete removal of the concrete base on which it stands. A report explaining underpinning has been provided. You would need to provide demonstrable commitment and ability to retain all fabric that is not specifically consented to be demolished.
- A modest basement may be acceptable provided that the concerns about harm to fabric and spatial character can be overcome.

3.3. In addition to the above, the Applicant has also sought to engage in informal consultation with neighbours to discuss the proposed scheme prior to formal submission.

## 4. The Proposed Development

- 4.1. This section sets out a summary of the key elements of the proposals. A comprehensive description of the design is set out in the accompanying drawings and Design and Access Statement, prepared by Smith C-H Architects Ltd.
- 4.2. The proposed works comprise of the extension to the existing basement level below the footprint of the existing building and will comprise ancillary residential floorspace such as a home cinema, study and a home gym. In line with comments issued by LBC during the pre-application process, the proposed basement size is smaller than that of the ground floor footprint.
- 4.3. The proposed extended basement will be accessed from a new internal staircase from ground floor to basement level, discreetly located behind the existing non-original staircase through the existing door to the current laundry room. The basement will not have a separate access from street level; as such, the proposals will preserve all internal features at ground and first floor levels and will have no impact on the exterior aesthetic of the building.
- 4.4. The proposals also include modest roof penetrations associated with the basement services riser. These services have been designed so to pass through a modern element of the flat roof and would not be visible from street level. This is outlined in greater detail within the Design and Access Statement.

## 5. Planning Policy Framework

5.1. The proposals have taken account of relevant national, regional and local planning policy. This section of the Planning Statement sets out a summary of the relevant planning policy documents and the following section demonstrates compliance with these policies.

5.2. In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.

5.3. LBC's development plan comprises:

- London Plan (adopted 2016); and
- Camden Local Plan (2017).

The London Borough of Camden also have a number of supporting planning documents which have been considered as part of this application:

- Camden Planning Guidance: Basements; and
- Bloomsbury Conservation Area Appraisal.

5.4. Other material considerations include the National Planning Policy Framework (NPPF) and associated guidance contained within the Planning Practice Guidance (PPG), which are discussed below.

### **National Planning Policy Framework**

5.5. At the national level, the Government published its revised National Planning Policy Framework (NPPF) in July 2019. The NPPF provides an overarching framework for the production of local policy documents and at the heart of the NPPF is a presumption in favour of sustainable development (paragraph 10).

5.6. For decision-taking, Paragraph 11 sets out that, in the context of the presumption in favour of sustainable development, this means:

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 5.7. The Government expects the planning system to deliver the homes, business, infrastructure and thriving local places that the country needs, while protecting and enhancing the natural and historic environment.
- 5.8. The Government has published Planning Practice Guidance (PPG) to support the NPPF, providing further guidance on specific planning issues and processes.
- 5.9. Also of relevance, DCLG published the Housing White Paper: Fixing our Broken Housing Market in February 2017. This White Paper sets out the Government's plan to reform the housing market and boost the supply of new homes.

### **The London Plan**

- 5.10. The London Plan (2016) sets out the Mayor of London's overall strategic plan for Greater London. Relevant London Plan policies are referenced in our assessment where appropriate.
- 5.11. The Mayor of London initially consulted on the draft New London Plan, between 4 December 2017 and 2 March 2018. On 13 August 2018 the Mayor published a revision of the draft plan that included his minor suggested changes. The draft London Plan went through Examination in Public (EiP) which ended in May 2019. In July 2019, the Mayor published the Consolidated Suggested Changes Version of the Draft London Plan that shows all of the Mayor's suggested changes following the EiP of the draft Plan.
- 5.12. Since the final session of the EiP, the Panel of Inspectors prepared their 'Panel Report' on the examination which was finalised and issued to the Mayor on 8 October 2019. The Mayor considered the Inspectors' recommendations and, on 9 December 2019, issued to the Secretary of State his 'Intend to Publish' London Plan. On 13 March 2020, the Secretary of State issued a direction preventing the publication of the 'Intend to Publish' London Plan.
- 5.13. On 24 April 2020, the Mayor sent a letter to the Secretary of State outlining his intention to consider the Secretary of State's recommendations and to take the statutory steps to finalise the plan. At this stage, there are no published timescales on the likelihood of when the London Plan (Intend to Publish) will be adopted, replacing the current London Plan document.

- 5.14. Relevant London Plan (Intend to Publish) policies are referenced in our assessment where appropriate.

## **Local Planning Policy**

- 5.15. LBC's Local Plan was adopted in July 2017 and sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions.
- 5.16. LBC has also adopted several supplementary planning documents which support the vision and policies set out in the Local Plan. LBC recently consulted on a number of draft updates to their planning guidance documents, and are considering responses received before preparing final versions to report to the Cabinet for Investing in Communities, Culture and an Inclusive Economy for formal adoption.
- 5.17. Minor proposed updates to LBC's Basements CPG include providing clarity on the qualifications required for undertaking Basement Impact Assessments, and removing reference to the use of grill covers in public places.
- 5.18. Regard has been had to the relevant Local Plan policies and referenced in this assessment where appropriate.

## 6. Planning Assessment

- 6.1. This section assesses the proposals against the national, regional and local planning policy framework and sets out the main planning issues.

### **Principle of Development**

#### *Extension of existing basement*

- 6.2. A presumption in favour of sustainable development is identified as the basis for every plan and every decision in the NPPF (paragraph 11). The London Plan Policy 1.1 sets out that growth will be supported across all parts of London to ensure it addresses the need for development, regeneration and social and economic convergence. The general thrust of national, regional and local policies is to secure sustainable patterns of development and re-use previously developed ('brownfield') urban land. A presumption in favour of development accords with the core themes in the NPPF, which reflects Government thinking in relation to the determination of planning applications.
- 6.3. The London Plan (Intend to Publish) Policy D10 (Basement Development) seeks to ensure that Boroughs establish policies within their Development Plans to address the negative impacts of large-scale basement development beneath existing buildings, where this is identified as an issue locally.
- 6.4. The London Plan (Intend to Publish) paragraph 3.10.6 further states that the Mayor considers smaller-scale basement excavations, where they are appropriately designed and constructed, to contribute to the efficient use of land, and provide extra living space without the cost of moving house.
- 6.5. LBC Local Plan (2017) Policy A5 requires a basement to be designed to meet the following criteria:
- a. Not cause harm to neighbouring properties;*
- 6.6. A BIA has been prepared by Ross & Partners in support of this application to ensure the proposal will not impact the surrounding area and properties. All precautions have been taken to ensure that there is minimal impact to neighbouring properties regarding ground movement or flooding.

- 6.7. The party walls and original, historic internal walls will be underpinned in a traditional hit and miss sequence to ensure they are not undermined by the construction and are founded below the depth of the proposed excavation. Temporary lateral props will be deployed to ensure vertical and lateral stability is maintained at all times.
- 6.8. In order to prevent excessive noise resulting from the construction of the basement and dwelling at No. 27 the BS 5228-1:2009 – Code of practice for noise and vibration control on construction sites –part 1 will be followed. This includes such measures controlling the noise at the source by using effective acoustic screens or barriers and ensuring regular maintenance of plant.
- 6.9. The following measures will be implemented:
- Restricted working hours to reduce impact;
  - The contractor will only use the most environmentally acceptable and quietly operating plant and equipment compatible with the safe and efficient execution of the works;
  - Items of plant operating on site will be shut down in intervening periods of use;
  - Compressors brought onto site will be sound reduced models;
  - All pneumatic tools will be fitted with silencers or mufflers;
  - Where the use of impact hammers is necessary for the ground works, their attachment to larger and heavier excavators can often reduce the level of vibration;
  - Care to be taken during the erection of scaffolding to avoid impacts from banging steel;
  - Deliveries will be programmed to arrive during working hours only. Care will be taken when unloading vehicles and construction vehicles will be routed on major roads where possible; and
  - liaison with the Environmental Health Officer at LB Camden will be maintained throughout the construction period if required.
- 6.10. As aforementioned, application ref. 2018/4934/P was granted on 4<sup>th</sup> July 2019 at the neighbouring property of 27 John's Mews for the following development:
- “Excavation of a basement floor; and demolition of the existing mews dwellinghouse and erection of a new dwellinghouse behind retained facade.”*
- 6.11. If consented, it is intended to construct both basements simultaneously in order to minimise possible disruption during construction to neighbours. This is outlined in greater detail within the Outline Construction Management Plan, prepared by Velocity. On this basis, we consider the proposals comply with this part of Policy A5.



*b. Not cause harm to the structural, ground, or water conditions of the area;*

- 6.12. The BIA and Structural Method Statement prepared by Ross & Partners in support of the application details that the development can be suitably designed to ensure no adverse impact on ground water.
- 6.13. The construction methodology will employ traditional methods of underpinning and temporary works props that are designed to maintain stability at all times. A ground movement assessment has been undertaken, in accordance with industry best practice, to address potential movements arising from demolition, underpinning, excavation and the permanent new structure. Both short-term and long-term movements have been analysed. All surrounding properties within the zone of influence have been assessed and the results indicate Burland Damage limits not exceeding Category 1, very slight.
- 6.14. This has been reviewed and considered as reasonable, acceptable, and achievable. Contractors suitably experienced with this type of construction will be employed to undertake the works together with appropriate levels of monitoring and control procedures.
- 6.15. The BIA has identified no potential slope stability impacts at the site and it's immediate and wider surrounds are relatively flat and level. Due to the location of the site, there is a negligible risk of ground water flooding. The highest groundwater level at the site is below the proposed basement structural floor level, therefore little or no displacement will take place as a result of the proposed basement. This includes the cumulative effects of surrounding nearby basements. As the entire site is covered by built form there will be no increase or change in surface water drainage and run off that present. The BIA concludes that there are no impacts to the wider hydrogeological environment.
- 6.16. The proposals therefore will not increase flood risk in accordance with Policy CC3 (Water and Flooding) of the Local Plan. On this basis, we consider the proposals comply with this part of Policy A5.

*c. Not cause harm to the character and amenity of the area;*

- 6.17. The site is situated within the Bloomsbury Conservation Area: Sub Area 10. However, there will be no visible manifestations of the basement from public or private views. As such, the Heritage Statement, prepared by Savills Heritage Planning concludes that the proposals to extend the existing basement will have no impact on the setting or significance of the Conservation Area.

6.18. It is therefore considered that the proposals will not cause harm to the character or amenity of the area whilst preserving the setting and significance of the Bloomsbury Conservation Area. On this basis, we consider the proposals comply with this part of Policy A5.

*d. Not cause harm to the architectural character of the building; and*

6.19. No. 25 John's Mews is a Grade II listed heritage asset. The Heritage Statement, prepared by Savills Heritage Planning concludes that the building is of medium aesthetic and historic value. The significance of the building is primarily in its external aesthetic and the overall significance has been eroded through continual internal and external alterations related to the previous functions of the site.

6.20. The proposed extended basement will be accessed from a new internal staircase from ground floor to basement level, discreetly located behind the existing non-original staircase through the existing door to the current laundry room. The basement will not have a separate access from street level; as such, the proposals will preserve all internal features at ground and first floor levels and will have no impact on the exterior aesthetic of the building.

6.21. The proposals also include modest roof penetrations associated with the basement services riser. These services have been designed so to pass through a modern element of the flat roof and would not be visible from street level. This is outlined in greater detail within the Design and Access Statement.

6.22. During the pre-application meeting, questions were raised regarding how the spatial hierarchy of the property would be retained. The basement has been designed to be subservient to the principle building with a smaller footprint than that provided at ground floor level, retaining the property's spatial hierarchy. As previously noted, the basement has also been designed to be subservient to the principal building with the proposed access to the basement provided from a simple enclosed staircase within an existing non-original laundry situated under the existing non-original staircase from ground to first floor.

6.23. On this basis, we consider the proposals comply with this part of Policy A5.

*e. Not cause harm to the significance of heritage assets.*

6.24. The Site is a Grade II listed heritage asset (NHLE number 1322077), designated in part for its group value with No. 13 Northington Street. There are further statutory listed buildings located within the 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). Nevertheless, the Heritage Statement, prepared by Savills Heritage Planning has assessed the proposals and concludes that the extension to the existing basement will have no physical impact on the neighbouring built heritage assets. On this basis, we consider the proposals comply with this part of Policy A5. Further assessment is detailed below on the impact on the listed building is provided below.

*f. Not comprise of more than one storey;*

6.25. The proposals comprise of the extension to the existing basement level below the footprint of the existing building. The proposed basement will be single storey only with a floor to ceiling height that complies with regulations. On this basis, we consider the proposals comply with this part of Policy A5.

*g. Not be built under an existing basement;*

6.26. The proposals comprise of the extension to the existing basement level below the footprint of the existing building. On this basis, we consider the proposals comply with this part of Policy A5.

*h. Not exceed 50% of each garden within the property;*

6.27. The property does not benefit from any external garden area, therefore this part of Policy A5 is not applicable to the pre-application proposal.

*i. be less than 1.5 times the footprint of the host building in area;*

6.28. Within the justification for Policy A5 it is considered that “a basement development that does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level is often the most appropriate way to extend a building below ground”. The proposed basement will be built under the footprint of the building and comprise of a single storey. Due to the size of the site, constraints and in line with comments issued by LBC during the pre-application process, the proposed basement size is smaller than that of the ground floor footprint and will not extend any further. On this basis, we consider the proposals comply with this part of Policy A5.

*j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;*

- 6.29. The property does not benefit from any external amenity space or garden area, therefore this part of Policy A5 is not applicable to the application proposal.

*k. not extend into or underneath the garden further than 50% of the depth of the garden;*

- 6.30. The property does not benefit from any external amenity space or garden area, therefore this part of Policy A5 is not applicable to the application proposal.

*l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and*

- 6.31. The basement does not extend beyond the footprint of the host building, and therefore this part of the policy does not apply.

*m. avoid the loss of garden space or trees of townscape or amenity value.*

- 6.32. The existing site does not benefit from any garden space, and the extension to the existing basement will be constructed directly under the footprint of the building, therefore there will be no loss of garden space or trees. On this basis, we consider the proposals comply with this part of Policy A5.

- 6.33. It is considered that the proposal is appropriately designed and constructed, providing extra living space without the cost of moving house and as such contributes to the efficient use of land. In light of the above policy context, the proposed development fully complies with the NPPF, London Plan (Intend to Publish) Policy D10 and LBC Local Plan Policy A5 and CC3.

## **Impact on Designated Heritage Assets**

### *Bloomsbury Conservation Area*

- 6.34. LB Camden Local Plan Policy D2 (Heritage) seeks to protect the borough's Conservation Areas, requiring '*development to preserve or, where possible, enhance the character or appearance of the area.*'

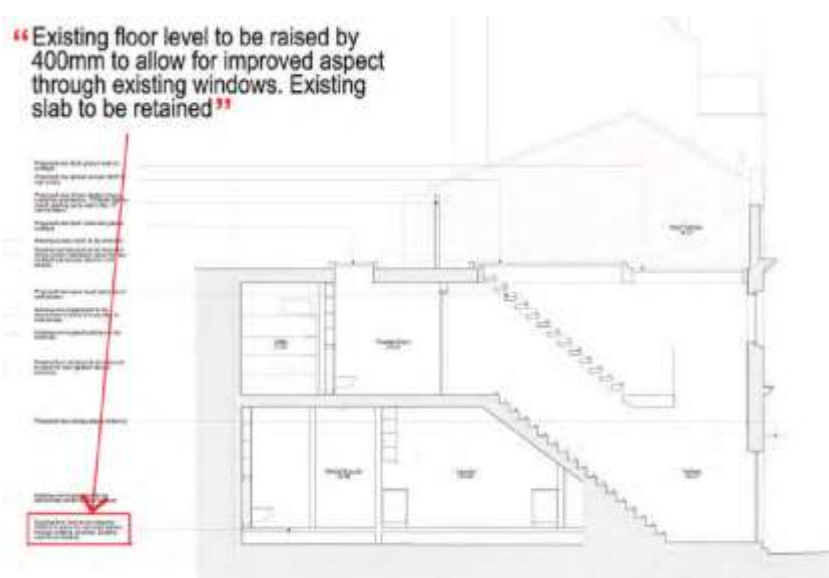
- 6.35. 25 John's Mews is located within the Bloomsbury Conservation Area, within Sub Area 10. The proposed extension to the existing basement relates only to the interior of the building and will result in no external manifestations of the basement visible from public or private views. As such, the Heritage Statement, prepared by Savills Heritage Planning concludes that the proposals to extend the existing basement will not cause harm to the character or amenity of the area whilst preserving the setting and significant of the Bloomsbury Conservation Area.
- 6.36. It is therefore considered that the proposed design, size and siting of the proposed basement will not cause any harm to the Conservation Area and is in compliance with Policy D2.

### *Impact on Listed Heritage Assets*

- 6.37. LB Camden Local Plan Policy D2 (Heritage) seeks to preserve or enhance the borough's listed buildings and will:
- *resist the total or substantial demolition of a listed building;*
  - *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 building; and*
  - *resist development that would cause harm to significance of a listed building through an effect on its setting.*
- 6.38. No. 25 John's Mews is a Grade II listed heritage asset (NHLE number 1322077), designated in part for its group value with No. 13 Northington Street.
- 6.39. During the pre-application meeting, questions were raised regarding how the spatial hierarchy of the property would be retained. Firstly, the basement has been designed to be subservient to the principle building with a smaller footprint than that provided at ground floor level, retaining the property's spatial hierarchy. As previously noted, the basement has also been designed to be subservient to the principal building with the proposed access to the basement provided from a simple enclosed staircase within an existing non-original laundry situated under the existing non-original staircase from ground to first floor.
- 6.40. It is therefore considered that the proposals will retain the spatial hierarchy of the property, which has previously undergone a number of internal alterations from previous full and listed building planning consents.

- 6.41. Concerns were also raised during the pre-application meeting regarding the potential interest or lack thereof of the concrete slab. The site currently has two ground floor slabs. The 'upper' slab was added in 2012 as part of the extensive refurbishment works detailed within 2012 Planning Application (Planning RN: 2012/4925/P and 2012/5150/L) formed in timber or concrete depending on location. This upper slab was introduced to improve the viewing aspect from the newly formed bedrooms as detailed within **Figure 3** below. The upper slab was therefore not installed to preserve any historical importance, but rather to improve viewing out of the existing windows serving the ground floor which are much higher than 'normal' residential windows.

**Figure 3: Extract from 'Cousins Wojciechowski Architects' drawing P\_07RevA (Planning ref. 2012/4925/P and 2012/5150/L)**



- 6.42. In January 2020, Geotechnical consultants Ground Engineering Ltd visited the property and opened two investigatory trial pit excavations and one dynamic probe excavation in order to expose the building's existing foundations to determine the existing ground conditions and to extract soil samples for laboratory testing the lower slab appears to be made up of a concrete type that was not available when the building was constructed in 1902. The Design and Access Statement outlines this further and provides a photograph of the lower slab, complete with a plastic Damp Proof Membrane.
- 6.43. It is therefore considered that the concrete slab is of no historic interest to the property and thus its removal will not cause harm to the architectural and historic interest of the property (the significance of which is considered to be primarily in its external aesthetic) in accordance with Camden Local Plan (2017) Policy A5 (Basements) and Policy D2 (Heritage).

6.44. Concerns were also raised regarding the proposed method of construction. As aforementioned, the BIA prepared by Ross & Partners in support of this application sets out that the construction methods proposed is a well proven method of constructing basements beneath small terraced buildings. As such, all fabric not specifically consented to be demolished will be retained.

6.45. It is therefore considered that the proposed design, size and siting of the proposed extension of the existing basement will not cause harm to the significance of the listed building and would rather preserve the building's aesthetic and historical value in accordance with Policy D2.

### *Archaeology:*

6.46. LB Camden Local Plan Policy D2 (Heritage) seeks to 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.

6.47. The site is located within the 'London Suburbs' Archaeological Priority Area, which is designated as Tier 2 for its potential to contain archaeological remains from all periods of the area's development, from the prehistoric to the post-medieval. However, it is deemed that the previous building activity on the site will have eroded any significant evidence of archaeological activity.

### **Residential Amenity**

6.48. LB Camden Local Plan Policy A1 (Managing the impact of development) seeks to protect the quality of life of occupiers and neighbours and ensure that the existing standards of amenity are protected.

6.49. The proposed extension to the existing basement will not contribute to any sense of enclosure to existing buildings, neighbouring gardens or amenity spaces as there will be no above ground manifestations. Nor will the enjoyment of the use of buildings, outdoor spaces and gardens be adversely impacted by this development. The proposed basement will not give rise to any overlooking or loss of privacy to neighbouring residents.



- 6.50. As previously stated above, if consented, it is intended to construct both this proposed extended basement and the neighbouring basement (Planning ref. 2018/4934/P, granted 4<sup>th</sup> July 2019) simultaneously in order to minimise possible disruption during construction to neighbours should full planning consent be given; the details of which are outlined within the Outline Construction Management Plan.
- 6.51. The proposed scheme is therefore considered to be in full compliance with LB Camden Local Plan Policy A1 and part q of Policy A5 and will have no adverse impacts on neighbouring residential amenity.

### Planning Obligations

- 6.52. The Community Infrastructure Levy (CIL) Regulations at Regulation 122 provide limitations on the use of planning obligations. Planning obligations may only be sought where they meet all of the following tests:
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.
- 6.53. These tests are further reinforced at Paragraph 56 of the NPPF. The NPPG recognises that any planning obligations must be fully justified and evidenced and should not prevent development going forward.
- 6.54. LBC's formal pre-application response included the following obligations to be secured by a S106 legal agreement should the application be granted permission:
- Construction Management Plan and associated Implementation Support Contribution of £3,136;
  - Construction Impact Bond of £7,500;
  - Approval in Principle and associated costs of £1,800; and
  - Highways contribution – to be determined at the time of the application.
- 6.55. In consideration of the size of the proposed development as well as the S106 legal agreement secured for the neighbouring development at 27 John's Mews (ref. 2018/4934/P), it is considered that the above scale of planning obligations is not fairly and reasonably related in scale and kind to the development and would not meet the tests as set out within the Community Infrastructure Levy (CIL) Regulations at Regulation 122.

## **Community Infrastructure Levy (CIL)**

- 6.56. Regulation 42 of the Community Infrastructure Levy Regulations 2010 sets out that liability to CIL does not arise in respect of a chargeable development if, on completion of that development, the gross internal area of new build on the relevant land will be less than 100 square metres.
- 6.57. The Design and Access Statement sets out that the proposed extension of the basement will amount to less than 100 sqm Gross internal area. As such, CIL is not payable.
- 6.58. Nevertheless, the CIL Additional Questions form has been completed and is submitted as part of this planning application.

## 7. Conclusions

7.1. This Planning Statement has been prepared in support of a full planning application, submitted to the London Borough of Camden on behalf of Mr. Fraser for the site at 25 John's Mews, London, WC1N 2NZ.

7.2. This application seeks permission for:

*“Extension of existing basement beneath footprint of the existing residential dwelling (Class C3) by works of excavation to provide ancillary residential floorspace”.*

7.3. The proposals have been designed in accordance with the Council's adopted policy A5 and the Basements SPD and developed following pre-application discussions with the Council and neighbouring residents, which have informed the overall design of the scheme.

7.4. The public and planning benefits of the proposed scheme are summarised as follows:

- Provision of extra living space without the cost associated with moving house, contributing to the efficient use of land;
- Protection and preservation of the setting of the Conservation Area and Listed Building;
- Preservation and enhancement of the setting of the nearby conservation area and locally listed and listed buildings;
- Neighbouring residential amenities protected through potential simultaneous construction of the proposed extended basement and neighbouring basement (Planning ref. 2018/4934/P, granted 4<sup>th</sup> July 2019), minimising possible disruption.

7.5. It has therefore been demonstrated that the proposed development meets the objectives of the development plan and the NPPF and the relevant adopted policies of the London Borough of Camden.

## Appendix A – Planning History

Ref. No.	Development Description	Decision	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
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/IN VALID	(Requested to Withdraw) 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	Withdrawn
PS9704239	Variation of additional condition 2 concerning a personal user restriction of planning permission dated 21st 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

# Planning Statement

25 John's Mews, Camden, London



Ref. No.	Development Description	Decision	Decision Date
<b>P9601088</b>	Demolition of roof and creation of mansard roof to existing building, plans submitted	Withdrawn	26 Jun 1996
<b>C9601089</b>	As above	Withdrawn	26 Jun 1996
<b>9501108</b>	Use of the first floor as courier head office and control centre as shown on site plan.	Refuse	15 Dec 1995
<b>9501107</b>	As above	Grant	15 Dec 1995
<b>16805R</b>	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
<b>15441R</b>	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
<b>12784</b>	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