



A Multi-Disciplinary Planning
& Development Consultancy

Development Control Service
London Borough of Camden
6th Floor
Town Hall Extension
Argyle Street
London
WC1H 8EQ

My reference:

Your reference:

20th December 2021

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
12-14 NORTHINGTON STREET, LONDON WC1N 2NW**

1. We act for the freehold owner of 12-14 Northington Street. A certificate of lawfulness is sought for an off-street car parking space and creation of an access to the highway on land comprised within the curtilage of a dwellinghouse.
2. The application site comprises a two-storey building on the northern side of Northington Street between buildings fronting John's Mews and John Street. The building comprises jettied bays at first floor on the front elevation and a roof terrace at second floor level.
3. The defined site comprises two separate planning units: 12 and 14 Northington Street. The site is also closely related to 28 John Street, a Grade II Listed Building, which overhangs number 12 at second floor level. Each of the dwellings, including 28 John Street, has separate access to an existing roof terrace at second floor level. Numbers 12 and 14 comprise separate 2-bedroom town houses, not flats, each with separate street-level access.
4. The site is located within the Bloomsbury Conservation Area and is noted as making a positive contribution to the character of the area in the Bloomsbury Conservation Area Strategy. Planning Permission and Listed Building Consent were granted in April 2013 and February 2014 for various alterations to the building, including modifications to light wells at ground and first floor levels and to provide access to the roof terrace from 28 John Street. However, Nos.12 and 14 John Street are not listed buildings (28 John Street is listed for its group value as part of the terrace that runs from Nos. 22-28 John Street (numbers inclusive)).
5. Under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class F, planning permission is not required to create an area of ancillary hard surfacing for car parking ancillary to the use of a dwellinghouse. In addition, under Part 2 Class B of Schedule 2, planning permission is not required for the creation of an access to the highway.

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6. In respect of Class F permitted development rights, note as follows:
 - a. Permission for the use of either Nos. 12 or 14 Northington Street were not granted by way of permitted development (LBC reference: LS9904420 and PS9904419).
 - b. The proposed parking space is within the curtilage of a dwellinghouse. See enclosed site plan.
 - c. The area of parking proposed would be comprised of porous materials.
7. In respect of Class B permitted development rights, note that this applies to any *“formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).”*
8. There appear to be no Article 4 Directions issued and published online by the London Borough of Camden in respect of either of these permitted development rights, nor any relevant planning conditions or planning obligations in force in respect of this site that would remove these rights.

If you have any further queries in respect of this submission or require any further information to support or clarify matters set out herein, please contact me at david@drkplanning.co.uk or on 07711 672185.

Yours faithfully

David Kemp BSc(Hons) PGDL MRICS Barrister
Director
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