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The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned within a yellow rectangular background.

**Sofie Fieldsend**

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**Via Planning Portal (ref. PP-11193668)**

Dear Sofie,

**25 JOHN'S MEWS, LONDON, WC1N 2NZ  
APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT**

On behalf of our client, Mr. Fraser ('the Applicant'), we write to submit an application for full planning permission and Listed Building Consent at the above site at 25 John's Mews, London, WC1N 2NZ ('the Site'), located within the London Borough of Camden (LBC).

Full planning permission and Listed Building Consent is sought for the following:

*"Alteration to existing roof terrace located at second floor level"*

In support of this application, in addition to this Covering Statement, please find enclosed the following:

- **Site Location Plan, Existing and Proposed Drawings and Elevations**, prepared by Chris Dyson Architects LLP (see separate issue sheet);
- **Design and Access Statement (DAS)**, prepared by Chris Dyson Architects LLP;
- **Heritage Statement**, prepared by Savills Heritage and Townscape;
- **Noise Survey**, prepared by Noico Ltd; and
- **This letter**, prepared by Savills Planning.

Payment for the relevant application fee will be submitted under separate cover. Also included with the application is a completed Application Form and Community Infrastructure Levy (CIL) Form.

## The Site and Surrounding Context

The Site is illustrated in **Figure 1** below and 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.

The Site is located in a predominantly residential area to the east side of John’s Mews at its southern end, with two principle facades onto John’s Mews and Northington Street (John’s Mews is bi-sected by Northington Street creating two distinct sections; north and south).

*Figure 1: Site Location Plan*



The Site is well connected for public transport and has a Public Transport Accessibility Level (PTAL) of 6b (where 6 is the highest, and 1 is the lowest), 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.

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).

## Planning Policy Context

The proposals have taken account of relevant national, regional and local planning policy. 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.

LBC's Local Development Framework comprises:

- The London Plan 2021; and
- Camden Local Plan 2017.

The London Plan 2021 was adopted in March 2021 and forms the spatial development plan for London and sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for 'Good Growth'.

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. The following LBC Local Plan policies are of particular relevance to the proposals:

- Policy A1 - Managing the impact of development;
- Policy A4 – Noise and vibration;
- Policy D1 – Design; and
- Policy D2 – Heritage.

Other material considerations include the National Planning Policy Framework ("NPPF") and associated guidance contained within the Planning Practice Guidance ("PPG") as well as any relevant Supplementary Planning Documents/Guidance (SPDs/SPGs) produced by the Mayor of London and LBC, which are referenced to in this Covering Letter. The revised NPPF was published in July 2021, and 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 11).

### **Planning Policy Designations**

The Site is subject to the following planning designations under the LBC Local Plan (2017):

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

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"*

## Relevant Site Planning History

A planning history search reveals a considerable number of planning applications at the Site and its immediate neighbours as set out in **Appendix A**. Of most relevance to the Site is planning application ref. 2020/5883/P / 2021/0122/L, permitted 19 November 2021 for the following application:

*“Erection of basement extension and installation of ventilation riser at roof level.”*

Another application of relevance at the neighbouring property at 27 John's Mews is planning application ref. 2018/4934/P, permitted 04 July 2019 for the following application:

*“Excavation of a basement floor; and demolition of the existing mews dwellinghouse and erection of a new dwellinghouse behind retained facade (as previously approved planning permission ref: 2016/4582/P granted 24 April 2017).”*

## Proposal

The proposed scheme that forms this application seeks the renovation of the existing roof terrace. The proposal includes the following:

- Replacement of non-original roof pavers with composite timber decking;
- Relocation and minor alteration of the existing timber screen;
- Installation of a built-in barbeque and outdoor kitchen; and
- Relocation of the existing external air conditioner with a louvered planter structure.

The accompanying proposed plans and DAS, prepared by Chris Dyson Architects LLP show the high quality proposals in further detail.

## Planning Assessment

### Principle of Development

At the national level, the Government published its revised NPPF in July 2021. A presumption in favour of sustainable development is identified as the basis for every plan and every decision in the NPPF (paragraph 11). At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). These are economic, social and environmental objectives.

LBC Local Plan supporting text paragraph 7.23 sets out that private outdoor amenity space including gardens, balconies and roof terraces, can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space.

The proposals relate to a non-original flat roof area of the building, which was granted full planning and listed building consent in 2013 (ref. 2012/4925/P; and 2012/5150/L) for use as a roof terrace with associated changes following the conversion of the building from a commercial unit to a single residential dwelling.

As the proposals seek to enhance and modernise the existing roof terrace, it is considered that the principle of development is acceptable.

### Design and Heritage

The NPPF attaches considerable importance to high quality design (Paragraph 126), observing that good design is fundamental to what the planning and development process should achieve. The NPPF recognises that good design is a key aspect of delivering sustainable development, creating better places in which to live and helps make development acceptable to communities.

London Plan Policy D4 (Delivering Good Design) and LBC Local Plan Policy D1 (Design) reiterate the principles of the NPPF in requiring development to have regard to the form, function and structure of an area. Buildings should provide a high quality design that has regard to the surrounding character to contribute towards a positive relationship between the existing and future context.

Policy HC1 of the London Plan sets out that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. LBC 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.'*

Local Plan Policy D2 further seeks to preserve or enhance the borough's listed buildings and states that the Council 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."*

As aforementioned, the proposals relate to a non-original flat roof area of the building, which was granted full planning and listed building consent in 2013 (ref. 2012/4925/P; and 2012/5150/L) for use as a roof terrace with associated changes following the conversion of the building from a commercial unit to a single residential dwelling. Importantly, the delegated report (ref. 2012/4925/P) sets out that *'views of the terrace and slatted screen would be largely screened by the surrounding buildings and the existing pitched roof, therefore in principle no objection is raised.'* The roof terrace has no appreciable view from street level and is partly concealed by the 1.5m parapet level and pitched roof.

The proposed renovation to the existing roof terrace includes the replacement of the existing non-original roof pavers with composite timber decking, relocation of the existing consented timber screen from its current position to the perimeter of the Site and relocation of the external air conditioner unit within a louvered enclosure topped with planters (the existing air conditioning unit was consented in 2013 (ref. 2013/4804/P; and 2013/5542/L)).

It is important to highlight that full planning permission was granted at the neighbouring property of 27 John's Mews (ref. 2018/4934/P) in July 2018 and includes the demolition of the existing property and erection of a new dwellinghouse behind the retained façade. As set out within the DAS and **Figure 2** below, the double height glass extension at 27 John's Mews will have a significant impact in terms of overlooking and privacy on the roof terrace of the Site (i.e. 25 John's Mews). In response, it is intended to improve the level of privacy by extending the existing screening at the Site.

**Figure 2: CGI of Consented Scheme at 27 John's Mews** *(view from roof terrace of 25 John's Mews)*



A Heritage Statement has been prepared by Savills Heritage and Townscape to accompany this application and concludes that the proposed works would not affect any original historic fabric or plan form at this level, which had previously been eroded and altered, and remain within the demise of the application site. As such, the proposals would have no adverse effect on the architectural or historic interest of the property. The Heritage Statement also concludes that the proposed works would have no adverse effect upon the setting and significance of the conservation area, being significantly obscured by surrounding built form, and with limited appreciable views from the rear windows of the neighbouring buildings.

In light of the above, it is considered that the proposed renovation of the terrace will provide a high quality and significantly improved amenity space whilst ensuring sufficient privacy. As such, the proposed works are considered to comply with the objectives of the NPPF, London Plan Policies D4 and HC1, and Local Plan Policies D1 and D2.

#### Impact on Neighbouring Residents

Paragraph 185 of the NPPF sets out that policies and decisions should aim to avoid noise which give rise to significant adverse impacts on health and quality of life as a result of new development, by mitigating and reducing noise to a minimum, including through the use of conditions.

London Plan policy D14 (Noise) requires proposals to reduce, manage and mitigate noise to improve health and quality of life through mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of new development without placing unreasonable restrictions on existing noise-generating uses.

LBC 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. LBC's Local Plan Policy A4 (Noise and Vibration) seeks to ensure that noise and vibration is controlled and managed. The Council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.

A Noise Survey has been prepared by Noico in support of this full planning and listed building consent application. The Survey concludes that the proposed mechanical plant installation will not exceed the design noise criteria at the nearest existing noise sensitive receptors.

A further assessment was carried out at the consented development at 27 John's Mews. The Survey reports that whilst the Council's noise level criteria will be marginally exceeded, the impact imposed is considered negligible or low in line with BS-4142. Indeed, a rating of the noise impact in line with BS-4142 concludes that the rating level will be at least 4 dB(A) below the minimum background noise level, measured during the entire survey period, resulting in a 1 dB(A) increase in background noise level. This indicates the specific sound source having a low impact on the receptor, depending on context. For context, a 3 dB increase in level is considered just perceptible. Given there would be no adverse impacts on noise levels, it is considered that the proposal is compliant with the NPPF, London Plan policy D14 and LBC Local Policy A1 and A4.

## Conclusion

This covering letter has been prepared in support of full planning and listed building consent for the following proposal:

*"Alteration to existing roof terrace located at second floor level"*

The proposed development would therefore provide the following planning benefits:

- Enhancement and modernisation of an existing roof terrace, providing a high quality outdoor amenity provision;
- Preservation of the setting of the nearby conservation area and locally listed and listed buildings; and
- Neighbouring residential amenities protected.

The proposals would therefore fully comply with all of the above adopted policies.

I trust that the enclosed is in order and look forward to receiving confirmation that it has been validated. If you have any queries or require any further information, please do not hesitate to contact me at the above address.

Yours sincerely,



Richard Ketelle  
**Senior Planner**

CC Mr Fraser  
Enc. As above

## Appendix A: Planning History

Ref. No.	Development Description	Decision	Decision Date
2020/5883/P	Erection of basement extension and installation of ventilation riser at roof level	Granted	19 Nov 2021
2021/0122/L	Erection of basement extension and installation of ventilation riser at roof level	Granted	19 Nov 2021
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

Ref. No.	Development Description	Decision	Decision Date
<b>C9601089R2</b>	Removal of roof structure, as shown on drawing numbers 642/P04B, /EL2A and /EL3.	Refuse Conservation Area Consent	07 Nov 1996
<b>P9601088R1</b>	Demolition of roof and creation of mansard roof to existing building. (revised plans submitted)	Withdrawn	15 Oct 1996
<b>C9601089R1</b>	As above	Withdrawn	15 Oct 1996
<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.	Refusd	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