



Camden Planning Department

31-Aug-23

Dear Sir/Madam,

Re: Variation to planning ref; 2021/6078/P:

Change of use of upper floor offices class (E) to residential (C3) use to provide 5 x residential units (1 x studio, 3 x 1 bed and 1 x 2 bed), demolition of existing rear garage and erection of a 2 storey 2 bed dwelling with basement, consolidation of the existing ground floor retail and cafe (E) to provide a replacement retail/restaurant (E) and installation of replacement kitchen extract plant; erection of a 1st to 3rd floor rear infill extension and external alterations to the front elevation including reopening of the side entrance door, replacement windows, shopfront and roof. Drawing Nos: 1112GS-PP3-00; 1112GS-PP3-01 REVA; 1112GS-PP3-02 REVA; 1112GS-PP3 REVA; 1112GS-PP3-04 REVA; 1112GS-PP3-05 REVA; 1112GS-PP3-06 REVA; 1112GS-PP3-06B REVA; 1112GS-PP3-07; 1112GS-PP3-08 REVA; 1112GS-PP3-09; 1112GS-PP3-10; 1112GS-PP3-11 REVA; 1112GS-PP3-12; 1112GS-PP3-13 REVA; 1112GS-PP3-14; Energy and Sustainability Statement - 241121V2; Energy-Appendix A; Energy-Appendix B; Cover letter PP3; DAS-Planning, Design and Access Statement REVA; Basement Impact Assessment - Part 1 - Unchanged from previously approved; Basement Impact Assessment - Part 2 - Unchanged from previously approved; BIA Audit - Unchanged from previously approved; Daylight and Sunlight Report - Unchanged from previously approved; Daylight and Sunlight Report_window map - Unchanged from previously approved; Draft Construction Management Plan - Unchanged from previously approved; Marketing Statement - Unchanged from previously approved; Heritage Appraisal - Unchanged from previously approved; Draft Construction Management Plan - Unchanged from previously approved; Noise Impact Assessment - Unchanged from previously approved; Planning Statement - Unchanged from previously approved; Energy and Sustainability Statement - 241121; Appendix A; Appendix B; Appendix C and Appendix D.

Variations Only to include alterations to single side window at West elevation at Mews House.

The site & Proposal

11-12 Grenville Street is a four storey terraced building with a single Mews house at rear.

Planning permission (Ref: 2021/6078/P) was granted on 6th May 2022 as per the above description.

Along the original side West wall, the lower part of the side wall had 600mm high Concrete bulkhead projecting 120mm towards the side passage.

The new external wall was built on the same line as original wall. And by removing the side concrete bulkhead, the side passage was enlarged for the use of Downing Court.

The side west window to the Lounge facing the rear secondary escape route was built with larger Fixed window with timber panels at base, to match the design of the front window approved at the Mews ground level Lounge.

The window / doors are **fixed** and with an external Black metal railing fitted on the outside of the window.

There is no access from the ground floor Mews to the side passage.

The new window will match the design and style of the window in the Lounge, making the room "feel" as spacious lounge.

The side passage next to the window is not normally used, and only used as an escape route in emergencies by Downing Court.

Considering the above, we believe that the variation proposed to the Mews house side window will not affect any of the neighbours using the rear side escape route yet, it will improve the overall character of the mews house in this location, while respecting the host building and adjoining properties.

Kind regards,

Yossi Shahar