

Stuart Rucker
4 Bleeding heart Yard
London EC1N 8SJ

Working Jeweller

11th April, 2018

Ms Laura Hazelton
Planning Solutions Team
London Borough of Camden

Dear Ms Hazelton

Re : The Planned Development of 20-23 Greville Street and its impact on businesses and residents in Bleeding Heart Yard.

As a business owner and trader in Bleeding Heart Yard, I was surprised to learn from a neighbour this week that plans have been submitted to Camden for the development of the building at 20-23 Greville Street which backs on to Bleeding Heart Yard. If constructed as proposed in the planning application, the existing building will be raised by two storeys and extended out to the edge of the pavement in both the Yard and the alleyway to increase the floor space of the building by more than 11,000 square feet with its main entrance on to the Yard. It will be named No 8 Bleeding Heart Yard.

This new building is likely to have a substantial impact on the character of Bleeding Heart Yard, currently designated an area of historic interest, but more importantly a drastic short term impact on all those who work in and make their livelihoods in Bleeding Heart Yard.

The building programme is estimated to take 18 months. The draft Construction Management Plan states working hours as 8am to 6pm weekdays and 8am to 1pm Saturday and proposes to close the eastern footway into BHY for the duration of the works and to effectively turn Bleeding Heart Yard into a building site. There will be major piling works. Bleeding Heart Yard will become a loading bay for "suitable sized vehicles" which it defines as being up to 6m long. It is therefore likely that for the 18 month period there will be a significantly increased volume of construction traffic in the Yard daily that is likely to be noisy and frustrating at best and disruptive to the various businesses in the Yard at worst, discouraging and often hampering the access of customers whether they be visiting for a watch repair, a family photographic session or a meal at one of the restaurants in the Yard.

Most traders and residents in the Yard would accept that the rear of the current building at 20-23 Greville St does nothing to enhance the overall unique historic character of the Yard and it is inevitable that some form of development will need to take place on the site . There is the potential for a new building to contribute to aesthetic and life of the Yard. However it is difficult to see how the current proposal is a beneficial one and I believe that those who have made the Bleeding Heart Yard their home and workplace as well as those who use it regularly may want to think seriously about the effect that the current proposal will have on them and their environment.

As other businesses in the Yard, I have been shocked that there was no canvassing of our opinions and that there is no evidence of any planning notice within the Yard . I understand that the cut off for objections is tomorrow April 12th, 2018. Could you register this letter as an objection.

Yours Sincerely

