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27th July 2018

Dear Mr Lester,

11-12 Grenville Street, London, WC1N 1LZ – Planning Application 2017/4551/P

I am writing by way of response to the issues raised by Debbie Radcliffe and Richenda Walford of the Bloomsbury Conservation Area Advisory Committee ('CAAC') in relation to the planning application being considered at 11-12 Grenville Street, London, WC1N 1LZ (application ref. 2017/4551/P). The comments raised by the CAAC primarily relate to the potential heritage impacts on the Bloomsbury Conservation Area.

i) Impact of the two-storey townhouse

The CAAC consider that the character of the row of mews will be impacted by the creation of the proposed two-storey mews house. We note that the Heritage Appraisal by KMHeritage submitted with this application considers that *"The new mews house replaces a poor quality garage with a new dwelling that is made of traditional materials and is designed to respect its context. It will be traditional in appearance. It echoes the variety and slightly greater informality of Colonnade while maintaining a suitably subservient and modest demeanor in relation to the street and to 11-12 Grenville Street."*

Moreover, we note that through pre-application engagement with the Council, several revisions have been made to the design of the mews house since previous applications to respond to the Council's comments.

The mews house will follow the same footprint of the existing rear extension and its height, it will comprise of London stock brickwork cladding and is in keeping with that of the other properties along Colonnade. It will preserve and enhance the character and appearance of the mews row through its design.

The comments also presume that the second storey of the mews house will impact on the residential amenity of surrounding flats including causing a loss of light. We note that a Daylight and Sunlight Report was completed by Point 2 Surveyors and submitted with the application. The report concludes that the proposal will have a minimal effect in daylight/sunlight terms and will be fully BRE compliant in this regard.

ii) Non-original sash windows

The comments consider that horns on the sashes of the front elevation's windows are not visible and that this suggests that they date from before about 1850. CAAC also asks that the windows are preserved if they are original.

We have consulted KMHeritage on this point for further clarification. Please see the below from KMHeritage's response:

"Further to our conversation earlier, please find attached an extract from the relevant LCC Bomb Damage map. The darker colours represent the greater damage - black indicates 'total destruction'.



This seems to indicate that the part of the site directly above the arch was destroyed. Looking at the front elevation, I don't think this was the case, but the rear elevation could indeed be a rebuild. I would point out that, while I haven't been to the site recently, the Google Street View image of the front elevation (date of image capture September 2017, attached) clearly shows windows with horns. The same windows occur on the rear elevation. The same windows appear in our site visit photos from 2009... In any event, it appears likely that the windows, at the very earliest, date from the post-war period."

The images referred to in KMHeritage's response can be found at Figures 1 and 2 below.

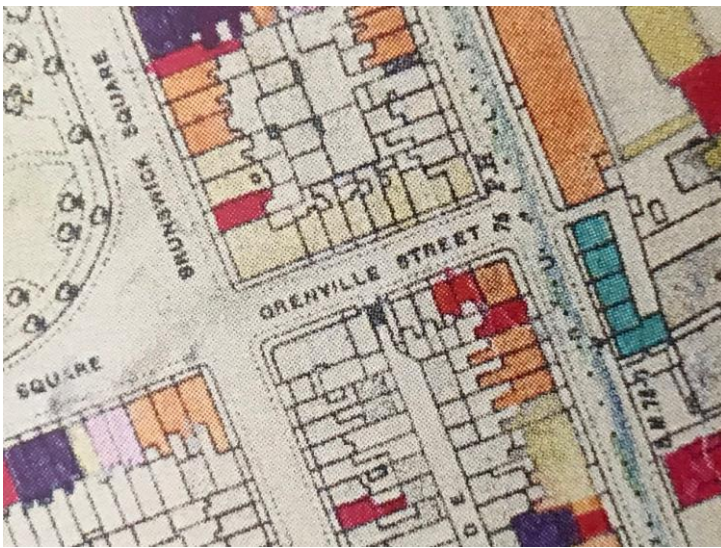


Figure 1: Damage to the building shown on an excerpt from a bomb damage map



Figure 2: Horns on a window on the building's front elevation (Source: Google Streetview)



Reviewing KMHeritage's response, we consider it unlikely that the windows are original and that it is therefore appropriate for the windows to be replaced as proposed.

iii) Mansard extension

CAAC's comments state that they have found a mocked-up photo of the rear elevation that depicts a mansard extension across the entire building. We are not clear which plan or drawing this is referring to. However, we wish to note that the mansard extension is no longer proposed.

In the case that CAAC is referring to the roofline shown on the front and rear elevations, we wish to note that this is not a proposed mansard extension, but is a rebuilt roof.

In response to the issues raised by CAAC in objection to the scheme, we have clearly demonstrated in this letter that the proposed scheme is entirely consistent with local policy and guidance. The proposed scheme will deliver a high quality mixed-use scheme which makes more efficient use of previously developed land and contributes towards the streetscape, local housing need, consumer choice and the local economy.

Yours sincerely,

**JEFF FIELD
CHAIRMAN
JLL PLANNING, DEVELOPMENT AND HERITAGE**