

From: Michael Wilkinson [REDACTED]
Sent: 20 August 2018 12:41
To: Planning [REDACTED]
Subject: Fwd: Comments on 2018/2889/L - re Listed Building and impact on 4 Mecklenburgh Sreet

Dr Mr Sild

Further to our telephone call last week, please note that I have submitted some comments regarding the recent listed building application for 195-199 Grays Inn Road. See email thread, below.

There is, of course, an obligation on the part of the applicant to submit an application based on fact. It's patently clear that the application has missing and misleading information that is highly relevant to a listed building application, including drawings to show that the lower-ground floor of 4 Mecklenbergh Street [REDACTED] extends to the back of the garden and therefore extends further than the ground floor. The fact that there is a cellar is not surprising, as its part of the cartilage of this listed building and would have been used for food storage when the property was first built. I attach title information for your reference, and to evidence this fact. You will find the same information on the Title Deeds and Land Registry for this listed building at 4 Mecklenburgh Street

I hope this information will be of assistance to you and your colleagues so that you can make an informed decision.

BR

Michael



----- Forwarded message -----

From: [REDACTED]
Date: Sun, Aug 19, 2018 at 2:43 PM
Subject: Comments on 2018/2889/L have been received by the council.
To: [REDACTED]

Thank for you giving us the opportunity to respond to this latest application.

4 Mecklenburgh Street

Dr Totis Kotsonis and Dr Michael Wilkinson [REDACTED]
[REDACTED]

Although the applicant's Design and Access Statement, and Application for Planning Permission and Listed Building Consent, only refer to the extension at the back of 6 Mecklenburgh Street, the applicant's DRAWINGS refer to 4 Mecklenburgh Street.

Specifically, in the AP.01.01 Listed Structure(1).pdf the applicant noted "RC Underpinning to rear wall of basement extension to no. 4 Mecklenburgh Street" (sic). As the owner of 4 Mecklenburgh Street, we object in the strongest possible terms to this proposal - we do not accept it.

The applicant's drawing also fails to show that the space at lower-ground level of 4 Mecklenburgh Street extends to the back of the garden. To be clear, the applicant has a flying freehold, which sits at ground level above 4 Mecklenburgh Street's lower-ground cellar, which is part of the listed building of 4 Mecklenburgh Street. The drawings do not reveal this information, which is highly relevant to a Listed Buildings application.

Our view is that the application has missing information and the presentation is misleading regarding the true listed building status of 4 Mecklenburgh Street. Given the lack of accuracy on such an important listed building matter, we cannot see how this application can be considered.

Yours Faithfully,

Drs Totis Kotsonis and Michael Wilkinson

[REDACTED]

Comments made by Michael Wilkinson

[REDACTED]

[REDACTED]

Comment Type is Objection- Letter