

15 October 2019

Laura Hazelton
London Borough of Camden

By email

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Dear Laura,

20-23 Greville Street, EC1N

Planning Ref. 2019/3565/P

Statement of behalf of the Applicant to address consultation responses

The statutory consultation period in relation to application 2019/3565, for minor material amendments to the 20-23 Greville Street project, has now ended and one response was received. This letter sets out the applicant's reply to this response to help ensure that you have all of the information to hand in considering the application.

The consultee response was submitted by Caroline Wilson of Urbanomics Ltd, on behalf of the owners of the properties known as Nos 1 and 7 Bleeding Heart Yard and 19 Greville Street.

The letter of objection raises two issues: 1) access to the development; and 2) the adverse effects of the development on the adjacent local business. I will address both of these points in turn, below.

1. Access to the development

It is stated that the width of the footway into Bleeding Heart Yard is well below the absolute minimum recommended width for inclusive mobility access and that the submitted drawings give an inaccurate representation of the width of the pavement, which cannot be widened without reducing the roadway to below the width required for emergency vehicles.

In response to this comment, it is confirmed that there is no proposal to change the width of either the footway or roadway under this application. Both of these aspects are shown at the same width as they were under the consented scheme (planning reference 2018/0910/P).

The objection letter further states that all of the upper floors of the proposed development are accessed from the alley into Bleeding Heart Yard and that the siting of the new entrances at the rear of the building does not comply with Camden's planning policy objectives to provide 'access for all', recommending that the proposal should be revised to provide access to all major parts of the

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building from Greville Street.

In response to this comment, we draw attention to the fact that the proposal does not seek to change the principle of the development, already consented, but to make some modifications to the colonnade part of the building. There is no proposal to move the entrance to the upper floors of the building to the Greville Street elevation. The ground floor unit of the consented scheme forms a discrete part of the building, which is accessed separately from the upper level offices, making the best use of the site's floorspace. It would be very difficult to achieve step-free access to the upper floors of the building from the Greville Street elevation due to the intended use of this part of the building and the level changes along this elevation.

We are also keen to draw attention to the fact that the existing building, as it is now, prior to the implementation of the consented application, has no level access into it from either Greville Street or Bleeding Heart Yard and both the consented scheme and the current proposals would significantly improve this existing substandard situation.

2. Adverse effects on adjacent local business

The objection letter states that the unguarded steps proposed along Bleeding Heart Yard would constitute a hazard to users of the licensed seating area on Bleeding Heart Yard and a glazed balustrade is recommended.

In response to this comment, we can confirm that the space between the columns fronting Bleeding Heart Yard must be kept clear in order to accord with the building's fire escape strategy.

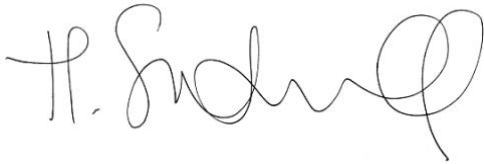
The objection letter further states that the colonnade could be used as a smoking area by users of the refurbished building.

Very clearly this is not a material planning consideration and is therefore not a relevant comment but rather a management issue to be dealt with sensitively in due course. It seems highly likely that those working in and visiting the workspaces and restaurants in Bleeding Heart Yard could use the yard for this purpose anyway.

We hope that this letter provides useful feedback on the issues raised. If you have any further questions, please do not hesitate to let us know.

Yours sincerely

For Tibbalds Planning and Urban Design

A handwritten signature in black ink, appearing to read 'H. Satchwell', with a large, stylized flourish at the end.

Hilary Satchwell

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