**Conservation Officer Observations:**

*RE: 16-22 Gt Russell Street 2019/2959/L & 2019/2492/P, No objections, GII & Bloomsbury CA.*

I am familiar with this case; I dealt with the previous iteration (2018/4460/L) and David PDC and I advised the applicant on the acceptability of the new design, which was designed in consultation with the Lutyens Trust.

I support the scheme- here are some obs:

The brown brick and stone Bloomsbury Hotel is the former YWCA residential club built in 1928-32 by Sir Edwin Lutyens, Grade II listed and situated in the Bloomsbury Conservation Area. This conservation area is widely considered to be an internationally significant example of town planning, with the dominant characteristic being an interrelated grid of streets which create an attractive residential environment.

The application relates to a new external porters hut set at the entrance to the passageway on a former car park which leads to the hotel entrance. The development follows concerns raised with the design of the unauthorised hut installed following approved works for the refurbishment of the hotel in 2016 (2016/5295/L).

The need for the porters lodge has been adequately justified and the design has been developed in close consultation with heritage consultants and the Lutyens Trust. It is a sympathetic structure and serves to preserve the setting of the listed building and the character and appearance of the wider conservation area, in compliance with Local Plan Policies D1 and D2.

Kind Regards,

Elizabeth Martin
Senior Planner (Conservation)

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