

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2831/P	Caroline Wilson RIBA	07/07/2021 10:45:22	OBJ	<p>We note that the developer at 20-23 Greville St has submitted this application to discharge conditions 3b, 3c & 3d which relate to the detailed information required to agree the window and cladding designs. I am making these comments on behalf of my client Robert Wilson, resident of Bleeding heart Yard and proprietor of the Bleeding Heart restaurants.</p> <p>The window drawings submitted are the window manufacturer's construction /manufacturing drawings. They show all details of the windows and doors themselves, but give no information about how the junction with surrounding materials work. The cladding is omitted from all the drawings, generally with the note 'cladding omitted for clarity'. There are no details supplied to show how the cladding assembly will work, only photos of the 1:1 mock up and some supplier's literature. This seems to be insufficient detail for anyone to understand how these key elements of construction will affect the appearance of the building.</p> <p>Our client, Robert Wilson, is particularly concerned about the windows that overlook his roof terrace at 7 Bleeding Heart Yard, on the east side of the Yard. In the planning officer's report to the planning committee it was stated:</p> <p>'The new rear elevation windows at ground to fourth floor level would be set away from the boundary with no. 7 by approximately 2.5m and due to the angle between the two buildings, limited views between the windows would be possible. At 5th and 6th floor, the rear windows would be angled upwards behind the metal cladding to prevent views into the windows and amenity areas serving no. 7.'</p> <p>So far as it is possible to judge from the drawings submitted, it appears that all the 5th & 6th floor windows (including windows 5.12, 13 & 5.14) are set vertically, within projecting dormer windows, and not angled upwards. This will allow them to overlook the No 7 terrace immediately below them.</p> <p>If this is indeed the case, then the developer should fit these windows with obscured glass, in order to retain privacy in No 7.</p>