



**Senior Planning Officer
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE**

3rd February 2022

Dear Sir/Madam,

Re: 11-12 Grenville Street, London, WC1N 1LZ
Full Planning Application for the opening of two front lightwells, provision of front window at basement level and enlargement of two existing side windows

11-12 Grenville Street is a four storey terraced building. It contains a café (Class E (B)) and a small shop unit (Class E (a)) at ground floor level and offices (Class E (g)) at first, second and third floor levels. All the units have been vacant for several years.

Following planning permission (Ref: 2017/4551/P) dated 28th November 2019, the existing upper floors are approved for a change of use to 5no. residential units.

Since then, the building has been sold to a new owner, the current applicant, who has the intention of implementing the approved scheme. The formal approval of the planning conditions relating to the permission are currently submitted and awaiting a decision.

However, there are some minor aspects of the original approval that the applicant considers need some reconsideration. This is the reason for the current application, which consists of opening the front lightwells to match adjoining properties in the street as well as enlarging two existing side windows. These proposed changes are all intended to improve the natural light at basement level.

Existing buildings on Grenville Street have front lightwells with metal railings, some even have stairs from the pavement going down to basement level. The proposal is to match this predominant design feature in the application site, albeit without the stairs. Access to the basement will remain internal, as is.

It is important to note that there is no additional excavation involved as part of the current application. The lightwells at basement level are actually an existing feature of the current property, but at some point in the history of the building they appear to have been blocked at street level. Therefore, the proposal is simply to reinstate them, opening them again and fitting metal railings to match adjoining properties, in order to provide better ventilation and natural light to the existing premises at basement level.

We attach to this cover letter all relevant documents for this type of application, for your review. We remain available if you need to contact us with any queries.

Kind regards,

Yossi Shahar
Director
Tal Arc Ltd.