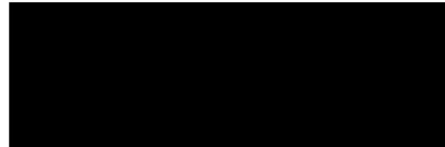




**BLOOMSBURY
CONSERVATION AREAS**
Advisory Committee | Est. 1968

61B Judd Street
Bloomsbury
London
WC1H 9QT



2nd March 2022

2021/6078/P

Obote Hope
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Formal objection to application 2021/6078/P, at 11-12 Grenville Street.

The covering letter submitted in support of this application states that the proposal is the same as the previously approved 2017/4551/P, save for two differences: changes to the entrance hall use/layout at number 12, and an updated energy and sustainability statement. We would thus restrict our comments to the alterations at the ground floor of number 12 and their heritage impact. However it is clear from the drawings that a number of minor alterations are being proposed which have not been listed in the covering letter, and a set of demolition drawings from the original application has not been submitted. These drawings were submitted following negotiations and objections to the original application and are crucial to ensuring that demolition only occurs to that which has received explicit consent for demolition.

Whether by design or through error, the changes proposed compared to the 2017 application are unclear. We consider this mode of application is an inappropriate route for these changes and we would recommend that the alterations are fully explained in a covering letter and submitted as part of a s73 minor material amendment to the original application for the avoidance of doubt as to the alterations that are being proposed.

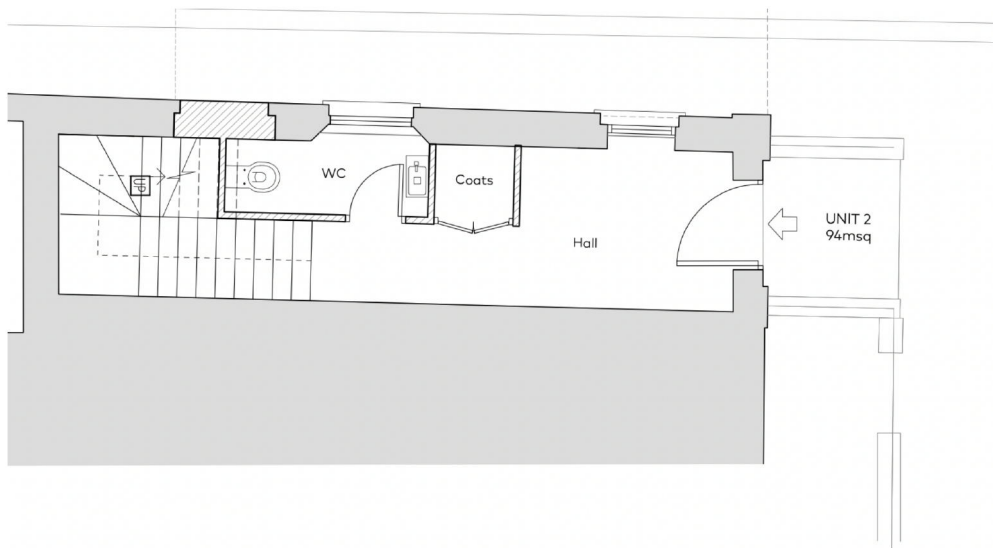
Regardless of this, we offer the following comments to the alterations which appear to have been proposed in the drawing set.

Entrance to 12 Grenville Street

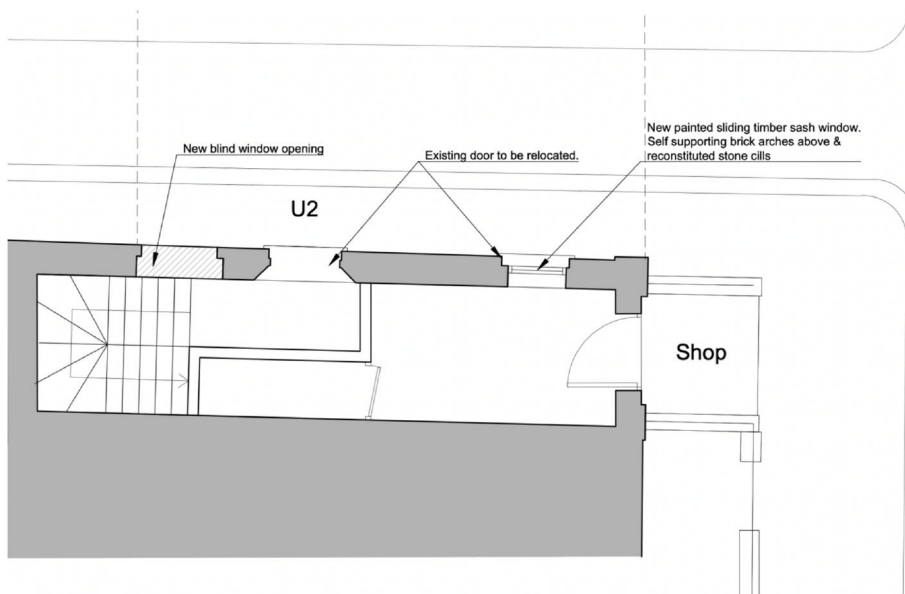
The application requests that an entrance hallway to a residential unit of 94m² is converted to a 'shop', whose only street frontage is a door. The door to the residential unit would then be moved to 'Colonnade' rather than Grenville Street. If an application were submitted for this alone it would be considered absurd for a number of reasons, but particularly because proposing such a space as a shop is contrary to basic town-planning principles of appropriate land-use. The historic significance of the NDHA and conservation area would also be negatively impacted by the conversion of an entrance to a Georgian townhouse into what would essentially be a shopfront.

This space is clearly designed as an entrance/hallway to the terrace above with a door onto the street and typical railings and steps as is usual of a Georgian house and indeed any kind of house. In terms of land-use a shop should be located inside a purpose-built premises with a shopfront rather than a

solid door. In terms of design there is simply not enough space for any kind of shop to function without it inevitably spilling onto the pavement and causing associated clutter and public circulation problems. As such we consider this contrary to Camden Local Plan Policy D3.



Above - Previously approved



Above - Proposed

Front Elevation

There also appear to be alterations proposed to the entrances to the residential units which would replace a traditionally detailed door with a solid panel door. We also object to this on this basis that it is inappropriate in design and heritage terms.



Suggested Alterations

Given that the application is being resubmitted we would strongly recommend that the sash windows are instead replaced with typical six-over-six sash windows rather than the historically inaccurate one-over-one. The one-over-one configuration is inappropriate for a property of this period and impacts negatively upon its appearance and the significance of the wider conservation area. Similarly any replacements should lack the typical 'horns' which were a Victorian and Edwardian addition. We are happy to discuss appropriate detailing with the applicant directly.

Suggested Conditions

Following the previous application, a schedule of material samples and details should be submitted prior to any works beginning on site. We would also request that 1:10 details are submitted of the fanlights and shopfront stall-riser clearly showing any mouldings etc.

Bloomsbury Conservation Areas
Advisory Committee