

Parnjit Singh

From: Bloomsbury Conservation <planning@bloomsburyconservation.org.uk>
Sent: 02 May 2022 20:33
To: Obote Hope
Cc: Planning Planning
Subject: OBJECTION: 2022/0430/P 11-12 Grenville Street

Dear Obote,

The Bloomsbury CAAC objects to the application at 11-12 Grenville Street.

The opening of the lightwell immediately to the front of the shopfront is considered acceptable subject to appropriate details secured by condition relating to the appearance of the railings.

However the plan form of the shopfront, which is likely historic, would be irrevocably harmed by changing the entrance to the side and removing the existing recessed entrance and reinstating the lightwell across its full width. It is a common historic detail for Georgian shopfronts to have the entrance recessed to the side (as shown in an attached measured drawing of an historic shopfront on Connaught Street). To replace this entrance with a full height window would in our view be unacceptable.

The use of a metal grille floor is also considered unacceptably poor design. The entrance should be solid steps as is the case for almost every Georgian terraced house throughout the conservation area, and preferably bull-nosed Yorkstone or Portland stone.

We similarly object to the creation of a lightwell to the small commercial unit south of Colonnade and the replacement of a door with a full height window. This is similarly harmful to the historic plan form and appearance of the building. This door should remain as an entrance.

We also object to the full height glazing used at lower ground floor level.

I would direct your attention to the way that similar applications have been handled throughout our conservation areas over the past year.

2021/5825/P 112 Cleveland Street

This application was granted allowing the opening of the basement level with the main entrance retained with concrete/glass blocks over. In this case the concrete/glass blocks were as existing. The lower ground floor elevation consisted of two windows in keeping with the elevation above.

2021/2339//P 53 Charlotte Street

This application was granted following revisions after our objection. Existing pavement lights were retained allowing access to the existing doors. The basement elevation was revised from fully glazed to two traditional windows and one glazed opening in line with the appearance of the upper elevation.

2021/3394/P 107 King's Cross Road

This retrospective application was refused, partially due to the excessive glazing at lower ground floor level.

In short, if the applicant wishes to use the historic appearance of Georgian terraces as precedent and justification for their proposed changes, it is not acceptable to subsequently completely disregard key elements of the historic appearance of those terraces in the proposals. Entrances should be retained and refurbished as appropriate, and newly restored or exposed elevations should be treated in the same manner as the upper elevations of the building.

Owen Ward



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

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