

Camden Council
Planning Services
5 Pancras Square
London N1C 4AG

28 November 2022

Dear Sir/Madam,

**Application for planning permission. Town & Country Planning Act 1990.
10 Great Turnstile, London WC1V 7JU.**

Simply Planning Limited are instructed on behalf of our client, Meraki Holdings Limited, to submit the enclosed planning application for alterations to the ground floor elevation of 10 Great Turnstile, London WC1V 7JU. The proposed description of development is as follows:

'Alterations to ground floor elevation to create new entrance.'

In addition to this covering letter, the planning application comprises the following:

- Planning application form and Certificate A;
- Location Plan;
- Site Plan;
- Ground Floor Plan as Existing and Proposed (drawing no. 00-GF-PLAN-A);
- External Front Elevation as Existing and Proposed (drawing no. 00-GF-EXT-EL-A); and
- Vertical Sections to Entrance as Existing and Proposed (drawing no. 00-GF-SECT).

This planning application relates only to the ground floor of No.10 Great Turnstile (10 GT), a five-storey building originally built in the late 1980s. As shown in the images below show, the existing entrance to 10 GT is recessed under the first floor projection of the building with a security gate flush with the front elevation.



View of entrance looking south.



View of entrance looking north (from Whetstone Park corner)

The planning application is for alterations to the front elevation at ground floor level comprising new glazing and doors (to match the existing) that would infill the existing recessed area providing an improved entrance lobby to the building.

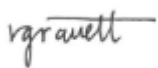


10 GT is within the Bloomsbury Conservation Area (CA), a building that makes a neutral contribution to its character and appearance. The Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011) describes the significance of the CA as being its original street layout and formal landscaped squares which create an attractive residential environment. Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a CA. In this case, the replacement of the security gates with a new glazed entrance that encloses the existing recessed lobby would enhance the appearance of the building and this part of the CA.

It would also be consistent with Policy D1 of the Camden Local Plan (2017) because the proposed alterations would respect the local context (designed to match the existing), enhance the CA (a heritage asset) and would comprise high quality details and materials. Consistent with Policy D1(g), which requires development to be inclusive and accessible for all, a new DDA 'call request access controlled' door is proposed to provide direct access to the lift to ground floor. The application proposals would therefore be in accordance with the development plan, and can hopefully be approved expeditiously.

We trust that you have all the information needed to validate the planning application and we look forward to discussing the application further with your officers. In the meantime, should you require anything further then please do not hesitate to contact me.

Yours faithfully,



Rachel Gravett

Director