



23<sup>rd</sup> June 2022

Dear Neighbour,

We write to you regarding an amendment to our proposals for Portsea Mews which will see the removal of the proposed mansard extension from the application.

### **Background**

As you are aware, in December 2021, we submitted a planning application for “demolition behind the retained façade and alterations to the existing buildings, replacement floorspace incorporating ground floor level, glazed infills, extensions at roof levels incorporating terraces and roof plant to create Office (Class E) accommodation and improved residential accommodation (Class C) within Portsea Mews; creation of new internal link at ground floor to 8 Porchester Place, new shopfront to 8 Porchester Place, repair of facades and other associated works”. The planning application is pending consideration by Westminster City Council and has the following reference: 21/08899/FUL.

Following the retirement of Handman and Collis in 2018 we have been working on a scheme which conserves the buildings and brings them back into beneficial use, whilst being sensitive to you, our neighbours.

The redevelopment of Portsea Mews is really important to Connaught Village and this part of the Hyde Park Estate. The proposals will deliver a long term economic and sustainable use for the Mews which will serve the wider area and help prevent the current unsocial behaviour in the mews. The new employees and the connection through to Porchester Place will help to secure a sustainable customer base for the shops in Connaught Village which in turn will sustain important retail facilities for residents. This is particularly important given the impact COVID 19 has had on retailing in the past few years. The amount of floorspace at Portsea Mews is critical to ensuring we can attract a commercial operator who can deliver these benefits to the area.

We are conscious that the mews is also very important to you our neighbours given you overlook the buildings. We therefore carried out extensive pre-application consultation prior to submission. As part of the consultation changes were made to the scheme to address concerns raised. Amendments made include the removal of basement accommodation, retention of the residential accommodation on site, alterations to the roof profile, design, scale and massing and removal of the external amenity terrace associated with the commercial floorspace.

The Church Commissioners and our appointed architects were acutely aware of the need to ensure the proposals had the quantum of floorspace required to deliver the identified benefits for the area whilst also minimising the potential impacts on you, our surrounding neighbours. We considered that the submitted scheme achieved both.

## **Representations**

Whilst we have received a lot of support for the proposals recognising the importance of the scheme for the area, we also recognise that we have had objections from some neighbours. The principal objection was the impact the proposals had on the amenity of their properties both in terms of impact on sense of enclosure and daylight and sunlight created by the mansard extension.

The Church Commissioners are committed to being a good neighbour and having listened to the representations, the project team were tasked with undertaking a review of the proposals to establish whether further revisions could be made to address the concerns raised.

## **Amended Scheme**

Following that review, I write to confirm that we will be amending our proposals at Portsea Mews to address the comments raised. We intend to remove the proposed mansard roof extension on the outer blocks. The removal of this additional storey will remove any potential impacts to neighbouring properties in terms of sense of enclosure, daylight and sunlight and outlook. We will share further details of the revised scheme with you as soon as we can. We trust you recognise the significant changes that have been made and we hope to secure your support moving forward.

In the meantime, if you have any questions or would like to get in touch with the project team via [portseamews@kandaconsulting.co.uk](mailto:portseamews@kandaconsulting.co.uk) or call 0203 900 3676,

Kind Regards,

A handwritten signature in black ink, appearing to read 'C.A. Moss', with a horizontal line extending from the end.

Charlotte Moss

Senior Asset Manager