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APPLICATION COVER LETTER

This pre-application statement has been prepared on behalf of the applicant/owner:

IMPERIAL LONDON ENTERPRISES
LONDON
WC1B 5BB

The premises has been vacated by the previous tenant, HSBC bank, who have occupied the site since 1979. The owners of the property intend to lease the premises on a long term lease to a restaurant operator. Under the current use class classifications, the previous use class (banking) falls under the same use class as the intended restaurant use, Class E. A Certificate of Proposed Use or Development (LDC) has already been submitted to regularize the proposed use. Planning portal reference PP-11512890

This separate application seeks permission on the following:

1. Removal of the central, street-facing infill wall that housed the bank cash ATM machine and reinstate solid timber double doors to match the existing timber doors in the façade.



Figure 1- south elevation showing central position of redundant ATM cash machine

2. Install a new 600x600 metal flue at the rear of the building, extending from the proposed ground floor rear restaurant kitchen roof to a height 1m above the highest window opening. Permission was granted for a similar flue in 1984 and was subsequently removed as part of the upgrade works to the adjacent Morton Hotel in 2012

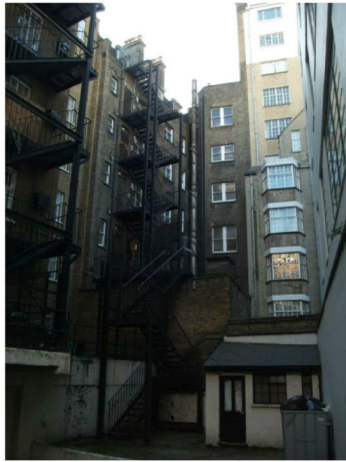


Figure 2- original extract flue 2012



Figure 3- rear courtyard 2022 - new flue will be to the left hand side in picture - out of view from the rear security gate.