
From: Jessica Thomson [REDACTED]
Sent: 11 July 2023 15:33
To: Kate Henry
Cc: Simon Child; Christopher Gilligan
Subject: FW: 2022/4514/P - The Unicorn Pub - URGENT
Attachments: image009.wmz; image025.wmz

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Kate,

Thank you for your email.

Please see the current area figures below. As you noted, the proposed residential floor areas decreased slightly with the changes to the plans, but the other figures remain the same.

PROPOSED AREAS

| Use/Mix | Level | GIA Floorspace (sqm) |
|---|--------------|----------------------|
| Public house & Live music venue (Sui Generis) | Basement | 199.7 |
| | Ground Floor | 104.6 |
| SUB TOTAL | | 304.3 |
| Flexible Commercial Unit (Class E) | Basement | 170.6 |
| | Ground Floor | 203.7 |
| SUB TOTAL | | 374.3 |
| Private Residential (Class C3) | Ground Floor | 41.6 |
| | First Floor | 251.7 |
| | Second Floor | 238.4 |
| | Third Floor | 84.4 |
| SUB TOTAL | | 616.1 |
| TOTAL FLOORSPACE | | 1294.7 |

EXISTING AREAS

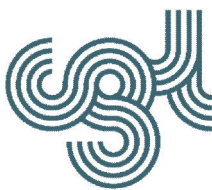
| USE | LEVEL | EXISTING FLOORSPACE (GIA SQM) | TOTAL FLOORSPACE (SQM) |
|----------------------------------|--------------|--|-----------------------------------|
| Public House (Sui Generis) | Basement | 157.3 (ancillary pub cellar - not publicly accessible) | SUB TOTAL: 474.8 |
| | Ground Floor | 317.5 | |
| Ancillary Residential (C3) | Ground Floor | 11.2 | SUB TOTAL: 198.3 |
| | First Floor | 99.2 | |
| | Second Floor | 81.9 | |
| | Third Floor | 6 | |
| TOTAL EXISTING FLOORSPACE | | | 673.1 |

Once you have reviewed the affordable housing requirements we will relay to our consultant and, if required, we could arrange for them to have a direct conversation with you.

Please let us know if we can assist with anything else in the meantime.

Kind regards,

Jessica Thomson | Architect | She/Her



T: [REDACTED]
 D: [REDACTED]
 M: [REDACTED]
 cgluk.com
 @cgluk

From: Kate Henry <Kate.Henry@camden.gov.uk>
Sent: Tuesday, July 11, 2023 1:00 PM
To: Jessica Thomson [REDACTED]
Cc: [REDACTED]
Subject: RE: 2022/4514/P - The Unicorn Pub - URGENT

Dear Jessica,

We have now heard back from BPS but it seems there is confusion with all parties as to how to calculate the affordable housing contribution. Myself and a Planning Policy Officer think you may have vastly overestimated the affordable housing requirements. In order for us to provide the correct figure, please could you update the following figures (which I assume changed slightly when the plans were amended):

| Use/Mix | Level | GIA Floorspace (Sqm) |
|---|--------------|----------------------|
| Public house & Live music venue (Sui Generis) | Basement | 199.7 |
| | Ground Floor | 104.6 |
| SUB TOTAL | | 304.3 |
| Flexible Commercial Unit (Class E) | Basement | 170.6 |
| | Ground Floor | 203.7 |
| SUB TOTAL | | 374.3 |
| Private Residential (Class C3) | Ground Floor | 41.6 |
| | First Floor | 265.1 |
| | Second Floor | 265.1 |
| | Third Floor | 94.8 |
| SUB TOTAL | | 666.6 |
| TOTAL FLOORSPACE | | 1345.2 |

Table 4. Proposed Floorspace/ Area Table

And also:

| USE | LEVEL | EXISTING FLOORSPACE (GIA SQM) | TOTAL FLOORSPACE (SQM) |
|----------------------------------|--------------|--|-----------------------------------|
| Public House (Sui Generis) | Basement | 157.3 (ancillary pub cellar - not publicly accessible) | SUB TOTAL: 474.8 |
| | Ground Floor | 317.5 | |
| Ancillary Residential (Class C3) | Ground Floor | 11.2 (entrance) | SUB TOTAL: 198.3 |
| | First Floor | 99.2 | |
| | Second Floor | 81.9 | |
| | Third Floor | 6.0 | |
| TOTAL EXISTING FLOORSPACE | | | 673.1 |

Table 1. Existing Floorspace Schedule

I look forward to hearing from you.

Kate

Kate Henry
Principal Planning Officer

Telephone: 020 7974 3794

