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Ms Hilda Higgenbottam  
Enforcement Section  
Planning Department  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

6<sup>th</sup> October 2003

Dear Ms Higginbottam

**RE: PLANNING APPLICATION FOR CHANGE OF USE TO CLASS A3 AT 60 THEOBALDS  
ROAD LONDON WC1 – WITHOUT PREJUDICE TO EXISTING USE RIGHTS.**

Further to our meeting I am now able to submit a revised planning application as requested and promised, for the change of use of the premises to Class A3 restaurant/takeaway without prejudice to the rights of use under Class A1 of the Use Classes Order. I would thank you for awaiting this application and not taking enforcement action on behalf of Mr Altan.

In accordance with the site meeting the proposal is for a change of use of the ground floor and basement to Class A3 use for cooking and serving light meals and snacks for consumption on and off premises. The proposed seating is for a maximum of 22 customers although a substantial majority will continue, as is the case at present, to purchase and take away cold food and drinks.

In addition the serving area will be provided with a small rear cooking area with canopy hood over of 2.0 x 1.0 metres as shown and this will be served by external ducting 200 x 300mm section running up the wall to above eaves height. The flue will thus project only 200mm from the wall (plus fixings) and will be next to the wall return and between the svp so limiting visibility to the residential occupiers above the catering premises. Furthermore when we met you suggested a matt grey finish and so the finish will be steel and so fade to a dull grey .

My client has also sought advice as to the efficacy of this arrangement and design from heating and ventilating engineers and they have confirmed that the design will remove any cooking odours arising from within the ground floor area of the premises by providing 18 air changes per hour.

Extraction will be assisted by a Vent Axia Model ACQ 315 fan which will achieve some 9 m/s velocity through the ducting and achieve dispersal at 900mm above the roof eaves height. The noise levels will not exceed background noise levels nor levels required within 1.5 metres of windows and the ducting will also be mounted on vibration damping fixings.

The technical details and performance of the proposals are set out in more detail in the reports of Melair Heating and Ventilating Limited and Contrasound Limited as enclosed. These should meet the standards set down in the Local Plan policies and meet the concerns of the Council's Environmental Health Dept which gave rise to the Abatement Notice of the 21 May 2002.

However if there are any matters arising which you discuss please do not hesitate to contact me.

Your development control colleagues will find the following herewith:

- 1 Five copies of the TPI form with location/ownership plan attached
- 2 Five copies of a planning statement with suggested conditions in Appendix 1
- 3 The appropriate Certificate, B.

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- 4 Five copy drawings by Mr Howlett showing the layout and general specification.
- 5 Five copies of the report by Melair Heating and Ventilating Limited
- 6 Five copies of the report and update by Contrasound Limited.
- 7 The planning fee has been paid for the previous application and is not payable.

Please confirm acknowledgement of receipt and whether the application has been accepted as valid for the purposes of the Act.

Please do not automatically refuse the application for lack of information or for want of modification within the 8 week period without prior opportunity to provide such information or amend the design.

Yours sincerely

Alan Wipperman

Copy: Mr Altan, Mr Howlett