

Thursday, 10 April 2025

Adam Afford Esq  
Regeneration and Planning  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE



Dear Adam

**Removal/Variation of a condition attached to planning reference: 2024/2698/P**

**Address: Ground Floor, 181, Drury Lane, London, WC2B 5QF**

**Description of the approved development as shown on the decision: Change of use of ground floor unit from an escape room (Sui Generis) to a cafe (Class E).**

We recently made a planning application to remove/vary a condition attached to the above planning decision. I am writing to provide information in that regard.

The condition concerned is number 6 - No primary cooking shall take place on the premises.

We understand that this condition was applied so that there would be no nuisance caused by smells or noise from the usual extracts provided with frying and other cooking in the approved cafe.

Cruffins cafe, the business to operate in the building, involves the in house baking of the speciality 'Cruffins' that are pastries that it intends to sell and serve for consumption on the premises.

We assume that this cooking of pastries is likely to be considered as a form of 'primary cooking'.

The cruffins are baked in self contained ovens. They are made of fine french type pastry with toppings and fillings that are added post baking.

Any resulting minor smells are considered pleasant. Never the less, they will be collected by commercial extractor hoods and then filtered by recirculation equipment with no exhaust terminal which consequentially means that no smells or noise will be emitted from the building.

We wish the condition to either be removed, which is the preference or, failing that, changed to allow the baking of pastries.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Craig Dobson', written over a horizontal dotted line.

**Craig Dobson**  
For and on behalf of RDA Architects

