

RLJD/P5601  
30 July 2014

Planning Applications – Validations Team  
London Borough of Camden  
Development Management  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

Dear Sirs

Second Floor, 16 & 20 Shorts Gardens, Thomas Neal's Centre, London, WC2  
Listed Building application for internal alterations comprising the formation of one door width break-through at second floor level to link 16 Shorts Gardens and 20 Shorts Gardens.

Planning Portal-03567472

On behalf of our client, BMB Agency Ltd, we write in support of a Listed Building application for internal alterations comprising the formation of one door width break-through at second floor level to link 16 and 20 Shorts Gardens.

#### Site Location and Existing Use

This application relates to the second floor of 20 Shorts Gardens and 16 Shorts Gardens only. Both properties are located within Thomas Neal Centre. The properties comprise office use on the upper floor and a mixture of office and retail on the ground floor. Access into the properties is from the ground floor of Shorts Gardens.

The properties are Grade II Listed as they form part of the Thomas Neal's Centre and are located within Seven Dials (Covent Garden) Conservation Area.

We wish to clarify that 18 Shorts Gardens was combined with 16 Shorts Gardens in 1999. The address 18 Shorts Gardens is therefore no longer in use. This application therefore links number 16 and 20 Shorts Gardens.

#### Proposal

The Applicant is also the tenant of the first and second floors of 16 - 20 Shorts Gardens. The two buildings already benefit from a link at first floor (Council ref: 2011/1059/L). The tenant would like to link both units with a single door-width opening at second floor as well. An opening between the units would allow the tenant greater flexibility in using the buildings.

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16-20 Shorts Gardens – Second floor link  
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We can confirm that the opening will be little over a door width wide (1200mm) and door width in height (2200mm).

There have been many alterations within the properties including consent for three break-throughs between 16 & 18 Shorts Gardens in 1999 as well as the breakthrough at first floor in 2011. We therefore consider the principle of linking the properties along Shorts Gardens has already been established.

We consider the proposed break-through, which has been sensitively designed, will not have a detrimental impact on the quality or integrity of the listed buildings. The proposed break-through will retain the floor layout but will allow greater flexibility for the Applicant to occupy the first floor and second floors of both 16 and 20 Shorts Gardens. There is a level change between the two properties which is greater at second floor than at first floor, consequently there is the requirement for 5 steps to be located to enable stepped access between the properties. We are not aware of any fabric of merit in the location of the breakthrough, please find enclosed photographs illustrating the position of the break-through.

#### Design and Access Statement/ Historic Building Impact Assessment

Please refer to the submitted D&V Historic Building Impact Assessment.

#### Conclusion

This application seeks permission for a break-through at second floor level between 16 and 20 Shorts Gardens. We consider that the proposed breakthrough is a minor alteration to the listed buildings and will not impact upon the special character or historic fabric of the buildings.

We trust you will find the submitted information sufficient to validate our client's application and we look forward to a swift and positive outcome. Should you require any further details, please do not hesitate to contact the undersigned or Rupert Litherland.

Yours faithfully



Jan Donovan  
Rolfe Judd Planning Limited