

RL/P6603
28 February 2017

Development Management
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

Dear Sirs

THOMAS NEALS CENTRE, 35 EARLHAM STREET, LONDON, WC2H

PLANNING AND LISTED BUILDING CONSENT FOR THE INSTALLATION OF A NEW LOUVRED SUBSTATION ENTRANCE DOOR AND LOUVRED PANELLING FRONTING SHORTS GARDENS WITH ASSOCIATED INTERNAL ALTERATIONS TO ALLOW FOR A NEW SELF-CONTAINED SUBSTATION.

PLANNING PORTAL REFERENCE – PP-05850719

On behalf of our client, Shaftesbury Covent Garden Limited, we write in support of a planning and listed building application for the provision of a new louvred entrance door and panelling with associated internal works to accommodate a new substation at ground floor level. The proposal follows details discussions with UK Power Network (UKPN) to ensure sufficient power is provided to the existing Thomas Neals Centre.

We confirm that both applications have been submitted electronically online via the Planning Portal with the accompanying documents:

- Existing and Proposed Drawings
- Design, Heritage and Access Assessment
- Completed CIL Form

We confirm that the requisite application fee of £195 has been paid online via credit card.

Site Location and Context

This application relates to the historic warehouse building of Thomas Neal's Centre which comprises a variety of uses ranging from predominately commercial retail (Class A1) and restaurant (Class A3) accommodation at basement and ground floors, to office (Class B1) and residential (Class C3) accommodation located on the building's upper floors. The proposed works relate to the existing

Architecture Planning Interiors

Old Church Court, Claylands Road, The Oval, London SW8 1NZ
T 020 7556 1500
www.rolfe-judd.co.uk

DD 020 7556 1541
E rupertl@rolfe-judd.co.uk

LB Camden
28 Feb 2017

retail unit (Unit 9-10) fronting Shorts Gardens to facilitate the provision of a new substation within the internal confinements of Thomas Neals Centre. The existing retail unit is vacant and accessed from Shorts Gardens via a set of timber and glass double doors. Adjacent to the doors on the left is one full height modern timber frame and glass window unit.

Thomas Neal's Centre is Grade II Listed and is located within the Covent Garden (Seven Dials) Conservation Area. Historic England describes the building, also known as The Craft Centre, as follows:

"Warehouse, probably originally a brewery; now a crafts centre. Mid C19. Stock brick; roof not visible. 3 storeys. 19 bays to Earham Street, No.43 with splayed corner and return to Neal Street. Shorts Gardens elevation of 2 storeys. Brick band above ground floor. Segmental headed windows and doorways, those to ground floor on Earham Street elevation set in segmental headed reveals. INTERIOR: internal structure comprises brick barrel vaults supported by cast-iron columns. Nos 29-41 (odd) and Nos 8-26 (even) Shorts Gardens were listed on 10/03/88"

Having reviewed the internal unit at Thomas Neals Centre, the unit is stripped back and has no identified original or historic features. The existing floor is concrete and the adjoining party walls are deemed to be constructed from modern block work. It is further understood that the existing elevation is none original and implemented as part of the wider refurbishment works undertaken in the 1980's.

Planning History

Having reviewed the Council's online planning database, a number of internal listed building works have been consented over the past 10 years, largely for the alteration of internal partition walls and associated minor external works. Those recent consents deemed to be of relevance to this application are detailed below:

On 16th February 1989, planning permission (ref. 8800273) was granted for *"the refurbishment alteration, extension, and change of use to provide a mixed development comprising theatre, residential, retail, restaurant and business uses"*. An associated listed building consent was also issued for works to the historic building (ref. 8870111).

On 5th June 2010, further comprehensive works to the Thomas Neal's Centre was consented by the Council for *"internal and external works in association with use of shopping mall including Class A1 shop units and former ancillary circulation space at basement and ground floor (including 80sq.m of additional floor space created by part infilling to atrium at ground floor) for Class A1 (retail) use, dual use of existing Class A3 kiosk for either Class A3 (café) use or Class A1 (retail) use, change of use of 18sq.m of Class A1 (retail) floor space to Class D1 (theatre use) and erection of solar panels to the inward facing roof slope adjacent to Shorts Gardens"* (ref. 2010/2716/P and 2010/2742/L)".

The Application Proposal

Following the recent refurbishment works at Thomas Neals Centre by Shaftesbury and detailed discussions with UKPN to secure power to the local area and future function of Thomas Neals Centre, a new substation would be required. UKPN have confirmed that without the required substation, sufficient power cannot be guaranteed to future occupants.

In light of this, the project team with UKPN reviewed a number of possible locations for the provision

LB Camden
28 Feb 2017

of new substation. Whilst reviewing each location, a set of important parameters were recognised as key, these being to provide safe and secure access for UKPN future servicing requirements, but also limit any possible impact of the proposed works to the existing Grade II Listed building of Thomas Neals Centre.

The proposal therefore seeks to locate a new substation to serve Thomas Neals Centre (including in part the surrounding area) at ground floor level fronting Shorts Gardens, previously known as Units 9-10 Shorts Gardens. The proposal would involve the creation of a new self-contained room (fire rated) with new electrical cables fed into the building at basement level from the street and up into the substation at ground floor. The proposed works can be summarised as follows:

- External Works:
 - The replacement of the existing modern shop window with a new louvred substation entrance door and over panel. The louvred door would be constructed from metal and painted black. The new entrance door would provide the substation room with natural ventilation. A new replacement concrete upstand would be required to meet building regulations.
 - The replacement of the existing modern shop double doors with like for like replacement (timber and glass). A new louvred panel would be position over the door to provide additional ventilation to the substation in accordance with building and fire regulations.
- Internal Works
 - At ground floor level, a new self-contained substation room would be created using 215mm brick work and finished in plaster. Additional internal fire-rated doors to the substation would be required to provide an additional secondary means of access if required by UKPN. The provision of these doors avoids the enlargement of the existing external window.
 - At basement level, a new earth pit would be created to allow high voltage power cables to be fed into the building from below street level and up into the newly created substation. The proposed power cables would be fed through the original wall at foundation level and up to ground floor level (internally) through a modern concrete slab. Two new earth rods would penetrate the modern concrete slab at basement level to provide the necessary safety requirements to the substation.

It is important to note that the proposal has been carefully considered / designed to ensure the proposed works do not impact upon any of the original or historic building fabric (except when entering through the building's foundations).

Please refer to the existing and proposed drawings for further details.

Design, Heritage and Access Statement

Please refer to the submitted design, heritage and access statement for further details.

Planning Policy Consideration

It is considered that the proposed planning and listed building works to Thomas Neal's Centre are consistent with and supportive of Camden's local policy and guidance.

LB Camden
28 Feb 2017

Core Strategic Policy CS14 (Promoting High Quality Places and Conserving Our Heritage) seeks to preserve Camden's heritage, ensuring the highest standard of design that respects local context and character, and enhancing the Boroughs rich and diverse heritage assets.

Development Management Policy DP25 (Conserving Camden's Heritage) seeks to preserve and enhance the borough's listed buildings and preserve the setting and character of conservation areas. Policy notes that permission for alterations to a listed building would only be granted where they would not cause harm to the special interest of the building.

Development Management Policy DP24 provides further guidance on the design of new developments, alterations and extensions to ensure that all parts of Camden's environment are designed to the highest possible standards and contribute to providing a healthy, safe and attractive environment. The Council will require that all development to consider the character, setting and context of neighbouring buildings; to ensure the use of high quality materials; and the appropriate location for building services equipment with suitable access arrangements.

The proposal seeks a collection of minor external and internal alterations to form a new substation, as specified by UKPN. The substation is required to ensure the local area and Thomas Neals Centre is provided with sufficient power in the future to allow trading. Working with the project team, the proposed works have been carefully considered to ensure that they do not impact upon the historic fabric of the building and therefore preserve the Grade II Listed building's special architectural interest.

The proposed works would not alter the existing external window or door opening sizes, but simply introduce a new louvred substation door and panelling to provide access to the internal substation. Whilst alternative doors have been considered, the metal louvred doors and panelling is required by UKPN to meet necessary building and fire regulations. Internally, the changes are again kept simple to include a new brick work wall (fire proofed) and ceiling which provides a self-contained substation. The works would not impact upon any original or historic fabric of the building, most of which has been removed following the refurbishment scheme in the 1980's. The only intrusive works will be required to the foundations of Thomas Neal's to allow electrical cables to enter the building from the street into the basement and up to the substation at ground floor. At basement level, two new earth rods will be required which will penetrate a modern concrete floor. It is confirmed that the proposed electrical cables will not go through or impact any existing vaulted ceilings.

The proposals have been well considered to ensure the required substation does not affect the appearance or character of the listed building, but also that of the surrounding Seven Dials Conservation Area. The proposed external materials (metal louvred panelling and doors) have been carefully considered to match those located elsewhere across the building and would be subtle in appearance. Existing doors of a similar nature are already located on the corner of Thomas Neals abutting the junction with Shorts Gardens and Neal Street.

It is therefore considered that the proposal would comply with the policy objectives of CS14, DP24 and DP25 of the local plan.

Conclusion

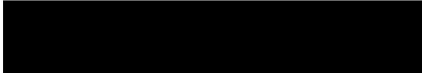
LB Camden
28 Feb 2017

The proposed substation is required following consultation with UKPN to ensure sufficient power is delivered to the future occupants and tenants of Thomas Neals Centre. The proposal includes the provision of a new louvred door fronting Shorts Gardens which would provide primary access into the new self-contained substation. The substation room would be constructed from brick and full fire rated to the requirements of UKPN. Electrical cables would enter the building at basement level from the street and be fed up to the new substation at ground level. The cables would be taken through an existing concrete slab and would not cause any impact upon the existing historic fabric of the building.

The proposal has been carefully considered so as to preserve the architectural character and appearance of the Grade II Listed building and that of the surrounding conservation area. The proposal is therefore considered to be in accordance with the Local Plan.

We trust you will find the submitted information is 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.

Yours faithfully

A solid black rectangular box redacting the signature of the undersigned.

For and on behalf of
Rolfe Judd Planning Limited