

RL/P6694
02 May 2017

London Borough of Camden,
2nd Floor, 5 Pancras Square,
c/o Town Hall,
Judd Street,
London,
WC1H 9JE

Dear Sirs

THOMAS NEALS CENTRE, 35 EARLHAM STREET, LONDON, WC2H

PLANNING AND LISTED BUILDING CONSENT APPLICATION FOR THE RECONSTRUCTION OF EXISTING MODERN VERTICAL SHAFT TO THE REAR OF THOMAS NEALS' CENTRE AND INSTALLATION OF A NEW INTERNAL DUCT WITH A NEW EXTERNAL EXTRACT VENT AT ROOF LEVEL.

PLANNING PORTAL REF. – PP-06020799

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 extract duct and vent to be installed within an existing void to the rear of Thomas Neal's Centre along with associated external alterations. The proposal follows detailed discussions with prospective tenants and project consultants to ensure the future basement / ground floor restaurant accommodation has sufficient and appropriate extraction.

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

- Site Location Plan – *as prepared by Rolfe Judd Architecture*
- Existing and Proposed Drawings – *as prepared by Rolfe Judd Architecture*
- Design, Heritage and Access Assessment – *as prepared by Rolfe Judd Planning*
- Acoustic Assessment – *as prepared by Hann Tucker Associates*
- Completed CIL Form – *as prepared by Rolfe Judd Planning*

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

Site Location and Context

Thomas Neal's Centre is a former shopping arcade / mall located within a triangular block bounded by Earlham Street, Shorts Gardens and Neal Street. The building's basement and ground floors primarily comprise of retail (Class A1) and approx. 300sqm restaurant (Class A3) accommodation. The upper floors provide a mixture of residential and office accommodation, along with the Donmar

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

Rolfe Judd Holdings Limited. Registration No.4198298
Rolfe Judd Architecture Limited. Registration No.1539773
Rolfe Judd Planning Limited. Registration No.2741774
All Registered at the above address

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Theatre accessed from Earlham Street.

Thomas Neals Centre was refurbished during the late 1980's and has recently completed an extensive modernisation and upgrade scheme. The former warehouse buildings are Grade II Listed and the site is located within the Seven Dial Conservation Area. Historic England describes the buildings as follows:

"Warehouse, probably originally a brewery; now a crafts centre. Mid C19. Stock brick; roof not visible. 3 storeys. 19 bays to Earlham 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 Earlham Street elevation set in segmental headed reveals. INTERIOR: internal structure comprises brick barrel vaults supported by cast-iron columns".

The proposed works relate to the external void area and vertical lead shaft within Thomas Neal's Centre at first floor to roof level around above a central light well and atrium. The roof structure and vertical shaft is non-original and relates to the building's later refurbishment scheme in the 1980's (its true purpose unknown but believed to be decorative). Please refer to the submitted design and heritage statement for further details and photographs.

Development Proposal

The applicant seeks the installation of a new internal duct within the existing rear vertical shaft at Thomas Neals Centre to service the existing restaurant accommodation at basement and ground floors. The proposed duct will run within an internal void behind an existing vertical shaft and push air vertically up via a new external louvred vent at roof level. The proposal seeks to allow suitable extract facilities for those prospective tenants seeking to operate from the basement and ground floors of Thomas Neal's Centre.

The works are summarised as follows below:

- *Internal:*
 - New extract duct running from basement level to roof level via an existing modern vertical shaft.
 - The proposed internal duct will measure 1200 x 700mm and terminate at basement level (through an existing opening in the concrete) to allow future tenants to connect to as and when required.
 - The proposed duct will not impact upon or be affixed to any of the building's historic fabric.
- *External:*
 - Reconstruction of the existing vertical shaft to provide a new shape of similar size and proportion with new roof level louvred vent to facilitate the new internal duct.
 - Reclad new vertical shaft in zinc standing seam (formerly lead).
 - The provision of a new maintenance hatch / doorway at first floor roof level.

Acoustic consultants, Hann Tucker Associates have carefully assessed the proposed vent's location to ensure it meets the required noise conditions for the surrounding area. It is confirmed that no plant forms part of this application but simple seeks to provision of a new extraction vent for future tenant's operational use.

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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 which accompanies this application.

Planning Considerations

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 considers 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 position of the proposed extract duct has been carefully considered to ensure the preservation of the historic building and wider conservation area. The proposed location within the existing vertical shaft (of which has no known purpose apart from being a decorative feature) would mean that it is entirely secluded from public view; would be visually concealed by the existing structure, and importantly would not harm the historic interest of the Grade II Listed building.

The proposal seeks to re-construct the existing vertical shaft which currently constructed from metal and clad in lead flashing. The shaft will be amended to allow the new duct to be located internally without significant alterations to the buildings external appearance or existing proportions. The top of the proposed shaft will include a small louvred vent where all air will be expelled from (far away from any nearby residential units). The existing shaft is a modern addition and holds no historic architectural interest to the building's original design. As a result, the proposals will not have a detrimental impact on the character or historic appearance of the building or surrounding conservation area.

The proposed extract has been carefully assessed against the Council's noise criteria. To ensure the unit stays within the maximum noise levels, an accompanying acoustic report has been prepared by consultants Hann Tucker, and is submitted as part of this application. The report notes a dominant background noise source from the results of the testing which can be attributed to the existing plant, current construction works and nearby road traffic. The acoustic report has demonstrated that the proposed extract duct (note all plant internal), would comply with the Council's noise requirements, as set out Development Management Policy DP28 (Noise and Vibration), and therefore would not result in any harm to existing residential amenity nearby, in terms of undue noise nuisance and

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disturbance over and above what presently exists.

We therefore consider the enclosed extract duct and modified external shaft will not impact upon neighbouring amenity in terms of visual appearance, outlook and noise.

Conclusion

The proposed internal extract duct and alterations to the existing vertical shaft to the rear of Thomas Neal's Centre is required to ensure suitable extract provision for the prospective tenants to the basement and ground floors. The proposal includes the provision of a new internal duct to be located within an existing vertical shaft. The existing shaft will be reconstructed to facilitate the new internal duct and the provision of a new louvred grille at roof level. The new external vertical shaft will be constructed from standing seam zinc to match with the existing external materials. All works undertaken would be to those existing modern fixtures (concrete slab and metal works) 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 and 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 black rectangular box redacting the signature of the undersigned.

For and on behalf of
Rolfe Judd Planning Limited