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Your Ref: PP-06774275

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Date: 9 March 2018

Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sirs,

THOMAS NEAL'S CENTRE, 29-41 EARLHAM STREET, WC2H 9LD
PROPOSED INTERNAL ALTERATIONS

We act on behalf of H&M Hennes and Mauritz UK and Ireland Ltd ('H&M') in relation to town planning matters. H&M wish to take occupation of the ground and basement levels of the former Thomas Neal's Warehouse building for retail purposes. You will be aware that since at least 1988 this was traded by a large number of very small retailers operating in an indoor market fashion with a central 'open' café area. That operation ceased in 2016 when agreement was made for these floors to be used by a single retailer. Relevant permissions/consents were granted for internal alterations to this grade II listed building, including removal of the partitions between the previous market retailers and enlargement of the void between the ground and first floors. For reasons unknown, the fit out works were only partially completed and the property put back on the market. It has now been vacant for at least 18 months.

H&M have secured an agreement with the freeholder to occupy the whole space for two of H&M group brands (Tenant 1 and Tenant 2). This agreement is dependent on the issue of listed building consent to subdivide both floors into two separate areas by erection of a full height internal wall. As part of any such consent, H&M wish to secure consent for selected strip out operations including the removal of internal walls at 35 and 37 Neal Street (also both grade II listed) to enable a new pedestrian access here. If consent is granted for these works, and thus the deal secured; further applications will be made for other internal and external alterations – clearly our client does not wish to spend time and money on detailed design considerations unless the deal is secured.

The schedule of works to be undertaken is shown on the following application drawings and includes the following:

- Erection of internal wall within Thomas Neal Yard building to create two separate retail units
- Removal of internal rear walls at ground floor level at 35 and 37 Neal Street and separating wall, to create new pedestrian access from Neal Street to Thomas Neal Yard
- Removal of redundant steel work around void between ground and basement floors
- Removal of some existing floor finishes
- Removal of staircase between ground and basement levels of no. 37 Neal Street
- Other minor internal alterations



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A member of the RPS Group Plc

The application drawings comprise:

- Site Location Plan and Block Plan J000987-A0-00
- Block Plan - J000987-A0-01
- Existing Basement Floor Plan - J000987-A1-00-B
- Existing Ground Floor Layout - J000987-A1-01-B
- Existing Basement Floor Takedown Plan - J000987-A1-02-B
- Existing Ground Floor Takedown Plan - J000987-A1-03-B
- Proposed Basement Floor Party Wall Plan - J000987-A2-00-D
- Proposed Ground Floor Party Wall Plan - J000987-A2-01-D
- Proposed Basement Floor Partition Key Plan – J000987-A2-04-A
- Proposed Ground Floor Partition Key Plan - J000987-A2-05-A
- Party Wall Partition Details - J000987-A6-00
- Party Wall Visuals:
 - J000987 -VS-01
 - J000987 -VS-02
 - J000987 -VS-03
 - J000987 -VS-04
 - J000987 -VS-05
 - J000987 -VS-06

In addition we are also submitting our ideas for development of the property if consent for subdivision is forthcoming. These are submitted for information only and comprise:

- Proposed Basement Floor Plan - J000987-A2-02-D
- Proposed Ground Floor Plan - J000987-A2-03-C

A Heritage Statement and Design and Access Statement are also submitted as part of this application.

Planning History

Key planning decisions are set out below. They confirm the retail use of the property and previous permissions to allow openings between Thomas Neal's and 35/37 Neal Street; and indeed directly between these two shops. We have conducted a review of Thomas Neal's and could find no condition restriction sub-division.

- Listed Building consent ref: 2013/3579/L for *Internal alterations including removal of partition walls at ground floor level* was granted on 19th July 2013.
- Planning permission ref: 2013/0599/P 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 floorspace 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) floorspace to Class D1 (theatre use) and erection of solar panels to the inward facing roof slope adjacent to Shorts Gardens* was granted planning permission on 4th February 2013. Item 15. It is understood that this has been either wholly or at least partially implemented, and so remains extant and the substantive planning permission benefiting the site.

- Number 35 Neal Street was granted planning permission ref: 9470073 for the *formation of an opening in the rear wall to connect it to the Thomas Neal's Centre* in 1994.
- Number 37 Neal Street received planning consent for '*the removal of a rear internal wall*' to Thomas Neal's Centre in 2004 (ref. 2004/1056/L).
- This rear internal wall appears to have been reinstated at some point and subsequently granted consent for removal again in 2016 (ref. 2016/2894/L).
- Consent was given for 35 and 37 Neal Street to be connected through partial removal of the party wall in 2012 (ref. 2012/6531/L).

Further information regarding planning history is contained in the Heritage Statement.

Summary

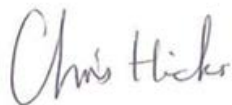
The addition of these two brands into Thomas Neal's Warehouse is an exciting prospect and complies with strategic and local policies. These support a successful, competitive and diverse retail sector, and seek improvement to retail space and growth.

The proposal for sub-division and removal of party walls has already been established through the historical use of the building and previous planning permissions and the internal alterations minimise the impact on the historic fabric. The proposals respect and preserve the heritage status of the building and enhance the building's character and appearance.

The proposals are therefore considered to comply with adopted planning policy and supplementary planning and design guidance.

I trust the information submitted is sufficient progress the application. Please confirm receipt and validation of the application and do not hesitate to contact me to discuss or my colleague Camilla Gersh (Tel. 020 7832 0266 or Email: camilla.gersh@cgms.co.uk).

Yours faithfully,

A handwritten signature in blue ink that reads 'Chris Hicks'.

Chris Hicks
Planning Director