

London Borough Of Camden
Planning Department
Floor 2
5 Pancras Square
5 Pancras Square
London N1C 4AG

21 June 2020

Dear Sir/ Madam

80 Neal Street WC2

At the point of making the application no work repainting the front elevation other than preparatory work has been undertaken; however by the time the application is likely to be considered the redecorations will have progressed and the Council might wish to consider this as a retrospective application. The client is not endeavouring to hide anything, but the Planning Portal is silent on when an application is considered retrospective.

2. It is unclear whether a listed building planning permission is actually required when the front facade's brickwork of this listed building, was already painted at the time the building was listed. The listing particulars dated 1973 records this fact. It is far from clear whether the Council can determine the colour of paint the owners wish to redecorate the brickwork. The fact that the Planning Portal does not allow for a listed building application that is only concerns the colour of paint, suggests that a listed building application for the redecorations, is not required.

3. The Planning Portal does not allow for the what is proposed for the front elevation of 80 Neal Street, namely redecoration, when it comes to calculate the appropriate fee required to make the application. Listed building applications are excluded from planning fees. However the Portal does not facilitate this option. It is for that reason that the *exception button* has been clicked on the portal and the only option that is possible to click that achieves a zero payment and only once this is clicked is it possible to actually submit the application is "*Does your proposal relate to an alternate use of buildings or land within the same Use Class that requires planning permission only by the requirements of a condition imposed on a permission granted or deemed to be granted under Part 3 of the Town and Country Planning Act 1990* "

The client is making this listed building application because the Council's Conservation Design officer advised that a listed building application would be required.

Yours sincerely

J Monahan
MBH Architects

Cc.Client: The Punjab Restaurant.

