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Planning
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FAO: Laura Dorbeck

Our ref: NDA/AGA/AMU/BWAJ10115

Your ref: 2020/5876/P // PP-11207564

22 April 2022

Dear Laura,

Town and Country Planning Act 1990 (as amended)

Lower Basement and Upper Basement of the Atrium Building, Stables Market, Camden, London, NW1

Discharge of Condition 5 (Ventilation) of planning permission ref. 2020/5876/P

On behalf of our client, Camden Market Estate Holdings Limited (the 'Applicant'), we enclose information for approval to discharge condition 5 (Ventilation) of planning permission ref. 2020/5876/P at the Lower Basement and Upper Basement, Atrium Building, Stables Market, London, NW1 (the 'Site').

Relevant Planning History

On 13 April 2022 planning permission (ref: 2020/5876/P) was approved for the:

"Use of the site for interactive entertainment which includes a combination of immersive theatre and team challenges (sui generis)"

An application for full planning permission and advertisement consent in respect of the site was submitted under ref. 2022/1190/P for the installation of new shopfront, louvres and fascia signage to the north, south and east elevations, the in-filling of the existing steps and associated works. This planning application is pending determination.

Condition 5

Condition 5 of planning permission ref. 2020/5876/P states:

"Prior to commencement of use, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack or any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details."

Accordingly, Ventilation Services Layout Plans are enclosed with this application. The plans provide full details of the proposed mechanical ventilation and the location of all proposed Air Inlets.

In addition, an air flow measurement excel spreadsheet prepared by Little Lion Entertainment, is enclosed which sets out that the incoming air supply from the landlord's fan has been measured as 4485 L/s. The maximum capacity of the total site is 300 PAX. Theoretically, there is provision of 15 L/s per person which is in excess of building regulation guidelines.

Application Documentation

In line with Camden's validation requirements, the following documents, along with this cover letter, have been submitted electronically via planning portal (ref: PP-11172005):

- Completed application form, prepared by Gerald Eve;
- Site Location Plan, prepared by LabTech;
- Lower Basement Ventilation Services Layout, prepared by LPC;
- Upper Basement Ventilation Services Layout, prepared by LPC; and
- Air Flow Measurement Excel Spreadsheet, prepared by Little Lion Entertainment.

The application fee (£148.20 plus £32.20 service fee) has been paid online using the planning portal.

We trust that you have all the information you require to register the application. In the meantime, please do not hesitate to contact Anna Murray or Bethan Warwick of this office should have any questions regarding the above.

We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully,



Gerald Eve LLP

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