



22 September 2022

Planning and Building Development
The London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

The Unicorn, 227 Camden Road, London, NW1 9AA
Application for Full Planning Permission
Planning Portal Reference:PP-1023558

This cover letter has been prepared on behalf of our client, Warwick Classic Cars, in support of a full planning application at the above property for the following development:

'Reconfiguration and refurbishment of existing public house (Sui Generis) with flexible commercial space (Class E) at ground and basement and creation of 7no. residential units (Class C3) above, including partial demolition, excavation and extension of existing basement, erection of mansard roof, extensions fronting Brecknock Road and Camden Road at first and second floors and associated development'

Background

Public houses and music venues in London have faced severe financial challenges over the past twenty years. These have been exacerbated by the recent pandemic which has accelerated the change in social behaviour. This has been exemplified at The Unicorn when it closed in 2020.

The driver of this proposal is to create a fit for purpose 21st Century pub with music venue designed to overcome the commercial inadequacies and unneighbourly aspects of the original layout and construction, as well as creating additional facilities to enable the retention and extension proposed to be commercially viable.

The proposal has attracted the support and involvement of a highly respected pub/music venue operator Powerhaus Camden who has extensive experience and success in managing a number of current venues within the London Borough of Camden.

The proposal is to restore a highly visible local historic building and re-establish uses to the benefit of both the local and wider communities.

This cover letter is accompanied by and should be read in conjunction with:

- Application Form prepared by Child Graddon Lewis;
- CIL Form prepared by Child Graddon Lewis;
- Existing and proposed drawings prepared by Child Graddon Lewis;
- Design & Access Statement prepared by Child Graddon Lewis;
- Acoustic Assessment prepared by KP Acoustics Group
- Affordable Housing Viability Assessment prepared by ET Planning (to be provided direct to case officer)
- Air Quality Assessment prepared by Stroma

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- Basement Impact Assessment prepared by Geotechnical & Environmental Associates Ltd
- Construction Management Plan prepared by Caneparo Associates
- Covering letter prepared by Right of Light
- Daylight / Sunlight Assessment prepared by Right of Light
- Delivery and Servicing Management Plan prepared by Caneparo Associates
- Energy Assessment prepared by Eight Associates
- Fire Safety Strategy prepared by Child Graddon Lewis
- Sustainable Drainage Assessment prepared by GeoSmart Information
- Transport Statement prepared by Caneparo Associates
- Travel Plan prepared by Caneparo Associates
- Venue Management Plan prepared by Child Graddon Lewis & the operator of Powerhaus Camden

We understand the above documents meet the validations requirement, but please do not hesitate to get in touch using the details at the top of this letter.

Kind Regards,

Jessica Thomson
Architectural Assistant

Child Graddon Lewis

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