

Planning Department

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

7th December 2022

Dear Sir/Madam,

Re: 82 Neal Street, London WC2H 9PA: Full Planning & Demolition in a Conservation Area Application

We are making a full planning and demolition in a conservation area application on behalf of our clients Punjab Restaurant for the above property and wanted to clarify a few points to assist you when you consider the application.

As set out in the Design and Access Statement and on the application forms submitted on the planning portal, the application is for the conversion and extension of the existing third floor flat into a two storey maisonette contained within a new traditional mansard roof to replace the existing pitched roof, with minor internal alterations to the ground and second floors of the building and the replacement of the existing metal windows to the front elevation at first, second and third floor levels with traditional timber sash windows.

The property is not listed and is located in the Seven Dials Conservation Area and so we understand that in addition to making an application for planning permission we are also additionally required to apply for conservation area consent which we believe is required as the existing roof (which is not original) is to be demolished and the existing (but again not original) metal windows are to be removed from the front elevation hence we have applied for full planning and demolition in a conservation Area.

Please note that the required Heritage Statement is included within the Design and Access statement that is being submitted as part of the application. The scheme was previously submitted for pre-application advice on 4th January 2022 (Ref. 2022/08/2022) and the Council's response letter was dated 2nd August 2022.

We would also like to take this opportunity to point out that due to the nature of the work, we have not provided NOx annual emissions or Particulate matter emissions nor been able to state that the on-site Green House gas emissions are reduced (by at least 35% above those set out in Part L of the Building Regulations 2013) in the Environmental Impacts section of the planning form. This is because it is not possible in the way the forms are set up on the Planning Portal to fill the forms in to state that as we are only proposing a modest roof extension to this Georgian building with only minor internal alterations elsewhere in the property, the provision of this information is not relevant or applicable for this submission.

Finally, in the Residential Section of the application form, please note that we have recorded that the scheme is not in compliance with M4(2), M4(3)(2a) and M4(3)2b of Approved Document M Volume 1 of the Building Regulations for both existing and proposed units being replaced. Again, this is because the building is an existing Georgian house with a single communal staircase so that making the building accessible to contemporary standards is not a practical option as set out in the accessibility statement included in the accompanying Design and Access Statement. We will however endeavour to ensure that where there are new elements such as new door openings, we will design the scheme to ensure these items comply where possible.

I hope the above is clear but please don't hesitate to get in touch if you have any queries in the meantime.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R.Hopkins', with a stylized flourish at the end.

Robert Hopkins
MBH Architects

cc. Amrit Maan - Punjab Restaurant

encl.