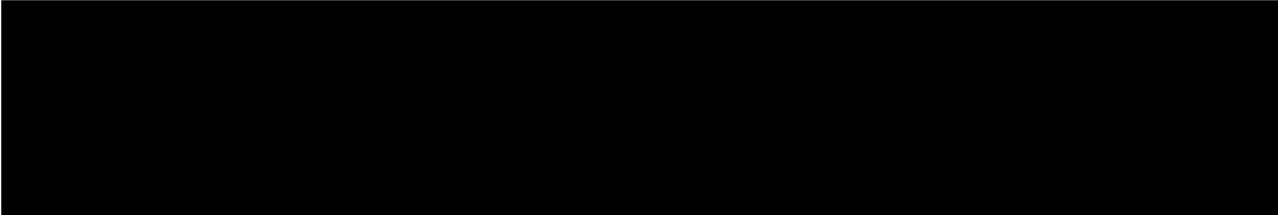




Please see Action Sheet



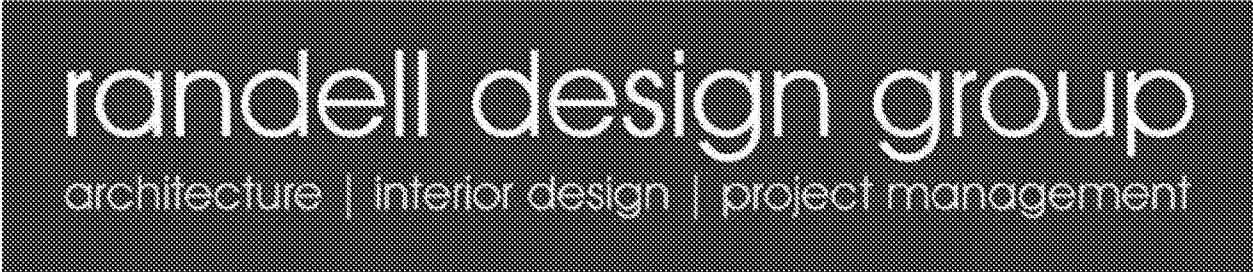
Hi Simon,

Please see attached revised Basement, Ground and First Floor plans for the Royal Hotel Planning Application. These plans indicate the replacement of the existing nib walls with new walls in the western part of the building as discussed previously.

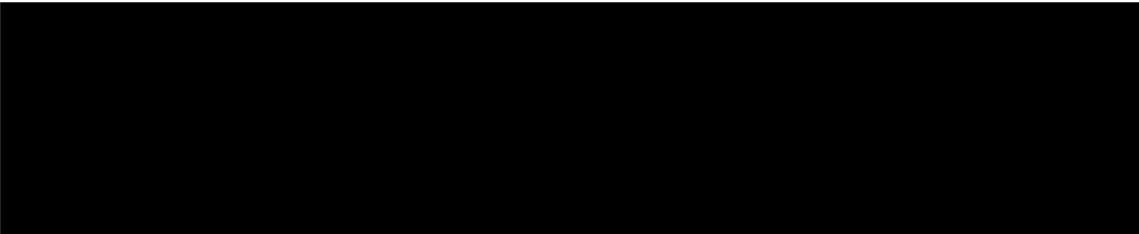
Trust these are sufficient to cover the matter – if any further information is needed, please just let us know.

Kind regards,

Shannon Meredith | Architectural Designer



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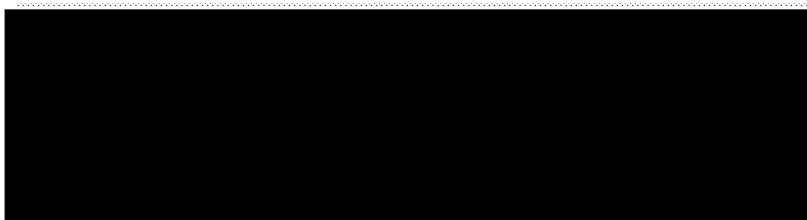
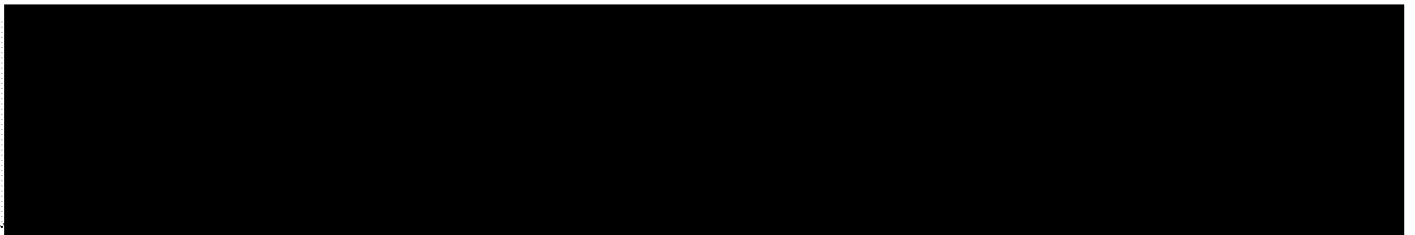


Dear Simon,

Thanks for your email. I started the report on Wednesday and have done around 60% of it. Unfortunately, I have been busy the last two days but I will be able to complete the report until next week. I can see in my inbox that Martyn has provided me with his draft comments which I will need to agree. His conclusion is that: *"The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)."* I will therefore incorporate his comments into my report next week and also discuss what the public benefits are.

As to the nib walls, the only way to provide a formal response, would be for you to include the removal of these walls in the current application i.e. provide an amended version of the plan/s that refers to the removal of these. We can accept these without the need to reconsult/re-advertise the application although this may slightly delay my decision dependant on when you can get these to me.

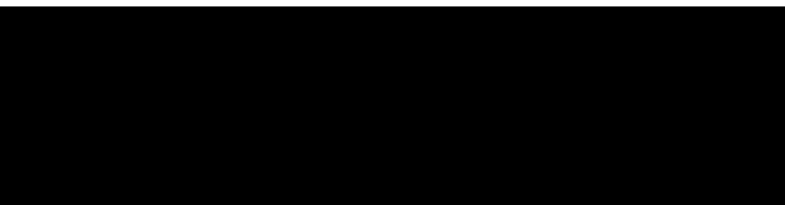
Kind Regards



Good afternoon Simon

Thank you for the email below. I note that your email below says Martyn informally agreed to the walls in question being removed, is it possible to get this formalised? Also I note that we are now past the decision date for BR/257/19/PLI -- is there other information you needed from us to assist with the application? Obviously the applicant is keen to progress.

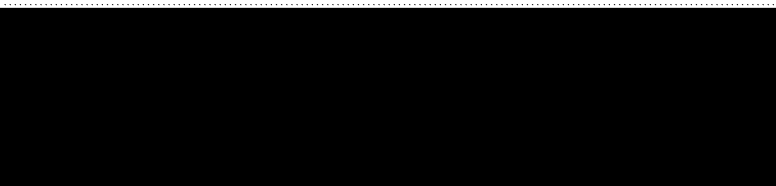
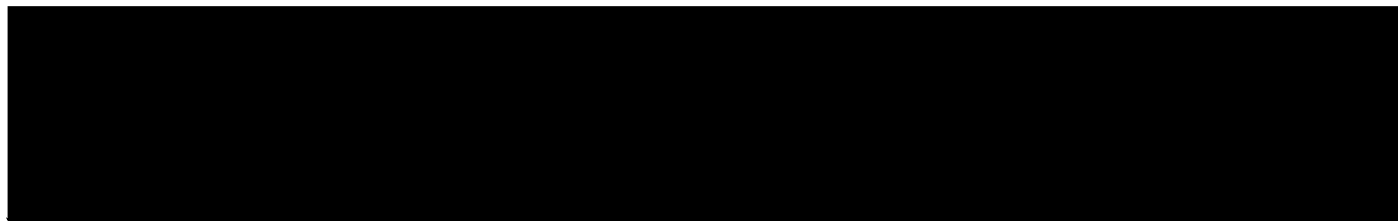
Many thanks
Simon



Dear Simon,

I spoke with our Conservation Officer, Martyn White, yesterday and he informally agreed that these nib walls can be removed. I have also asked Martyn to provide his comments on the application so that I am able to advise of our likely recommendation.

Kind Regards



Hi Simon

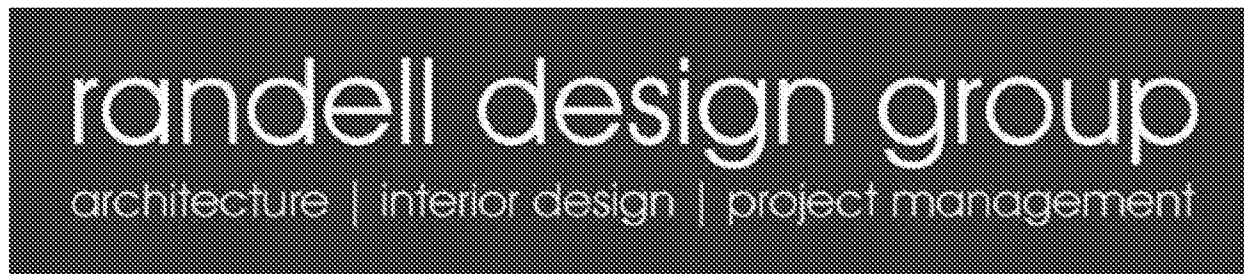
I have just left you a phone message regarding the above site. As you know the refurbishment and extensions are under way at the property but I have two things I wanted to discuss:

1. Approved Application BR/326/18/PL – You will have noted that the west wing is due to be substantially demolished ready for replacement walls etc. It is evident during the process of demolition that we have ended up proposing to leave small nib walls that are not only unsafe if left unsupported but they have no historic value. The client wishes to remove the few remaining small wall areas on this wing. Are you happy for them to do so?
2. Pending application BR/257/19/PLI – As the decision is due in a few days I wanted to check there wasn't anything other information you needed from us to assist with the application.

I look forward to hearing.

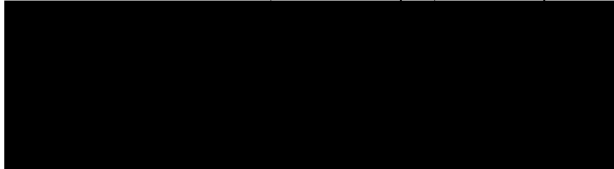
Many thanks

Simon Randell | Managing Director, NCARB



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