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As commented below the submission is for a change of use to an existing room within a building and is seen as a very small scale proposal.

JP-S2 Carbon and Energy.

The space in question is an existing room of the building and there are no proposal to alter the thermal properties of the space as it currently conforms to C3 use. As there are no material changes to the envelop of the building it would not be subject to Part L building regulations as it already complies with this under its current higher specification use.

We would propose a condition of any changes to the envelop, doors, windows would be subject to building control approval.

Regards the energy demand as the existing space is proposed for Class E use it would go from permanent use to occasional (opening time) use therefore reducing the demand on energy demand. At this time it has not been proposed if the existing space will remain on the same heating system or a separate one be provided as the property will remain under single ownership.

It could be conditioned that whilst a change of use is proposed the unit will remain under single ownership.

Regards upgrading and enhancing the existing space there is very limited opportunity to develop or enhance the space without significantly compromising the space.

JP-C2 Digital Connectivity

As the space is an existing room within a building and would be the provision for a minimal occupancy it is seen that the space would be connected by a simple connection by a high street service provider. It would not require a complex digital infrastructure.