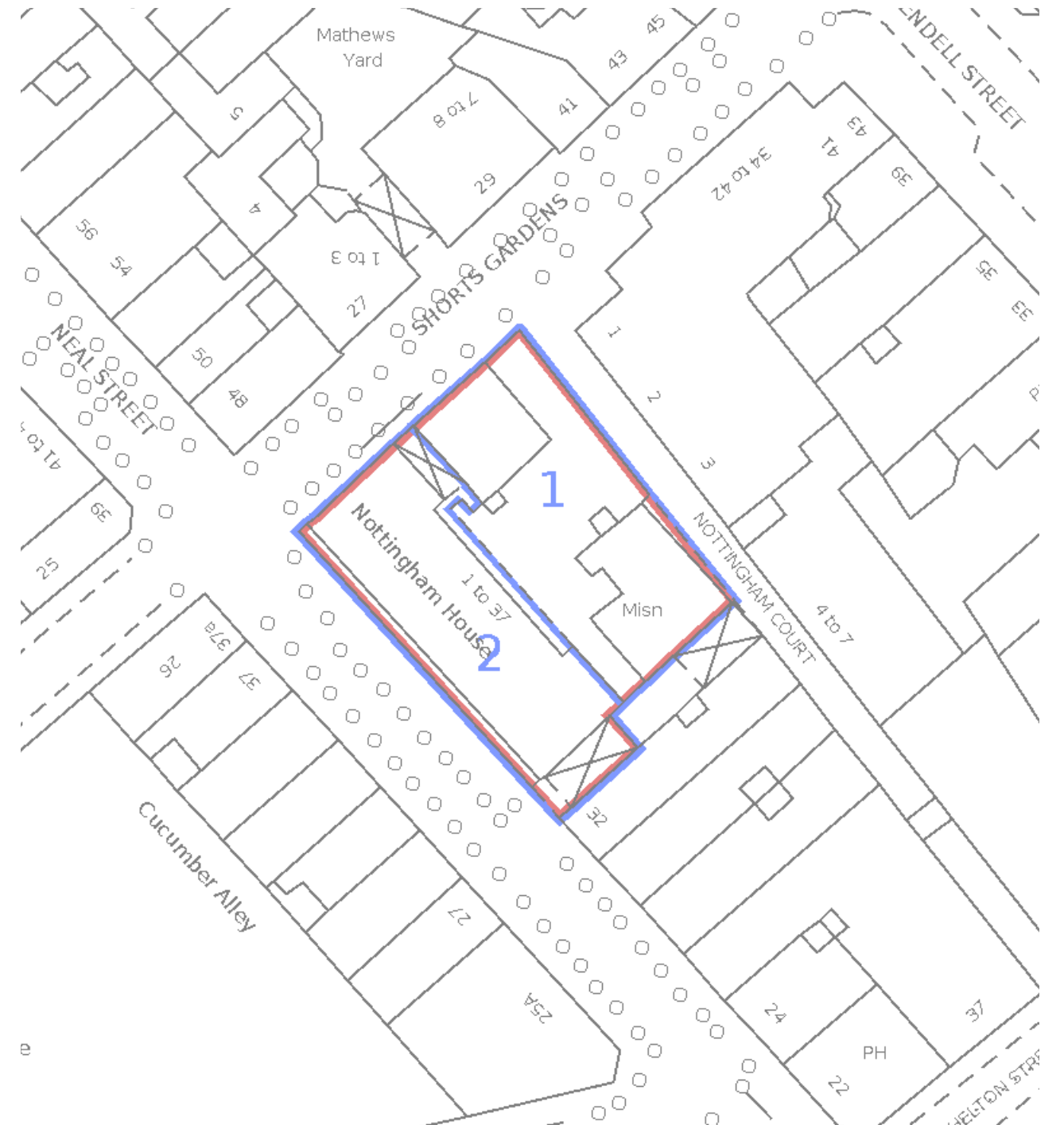
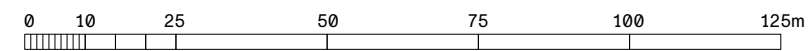
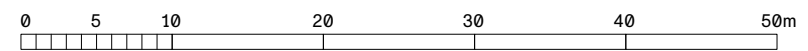


**Location Plan**  
Scale 1:1250



**Block Plan**  
Scale 1:500



NOTES- Do not scale for the purposes of valuation or construction: use figured dimensions only. All dimensions to be checked on site before placing orders, fabrication or construction. Read drawing in conjunction with associated specifications + information prepared by other consultants. Any discrepancies between consultants information to be reported to the Architect before work commences.

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REVISIONS  
P1 19 Dec 2023 Planning Submission

**NOT FOR CONSTRUCTION**



**Daykin Marshall Studio**

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daykinmarshall.com 020 3490 1727

PROJECT  
34-42 Neal Street, London, WC2H

DRAWING  
Location & Block Plan

SCALE  
See drawing title

NUMBER  
129\_001

REV  
P1

Photos for 2024/0424/P – Nottingham House, Neal Street

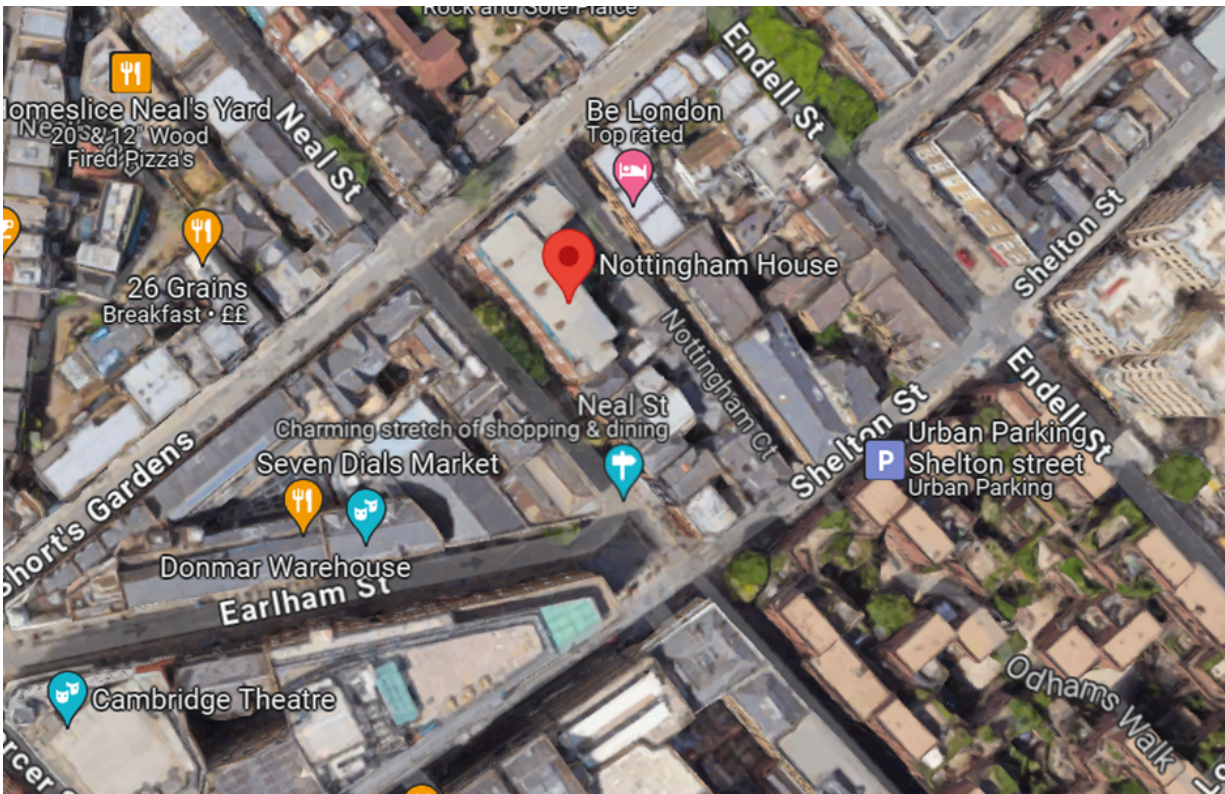


Photo 1 (above): Aerial view (source: Google 3D)



Photo 2 (above): Street View, Neal Street Elevation (source: Google 3D)



Photo 3 (above): Street View, Shorts Garden's Elevation (source: Google 3D)

Rest of elevation hidden. See Design & Access Statement for contextual study of full elevation

I/ Timber framed glazed windows and d  
J/ Metal framed glass door



Photo 4 (above): Existing northeast elevation

Rest of elevation hidden. See Design & Access Statement for contextual study of full elevation

glazed units  
5/ PPC Aluminium column  
6/ Existing stall  
7/ External threshold existing

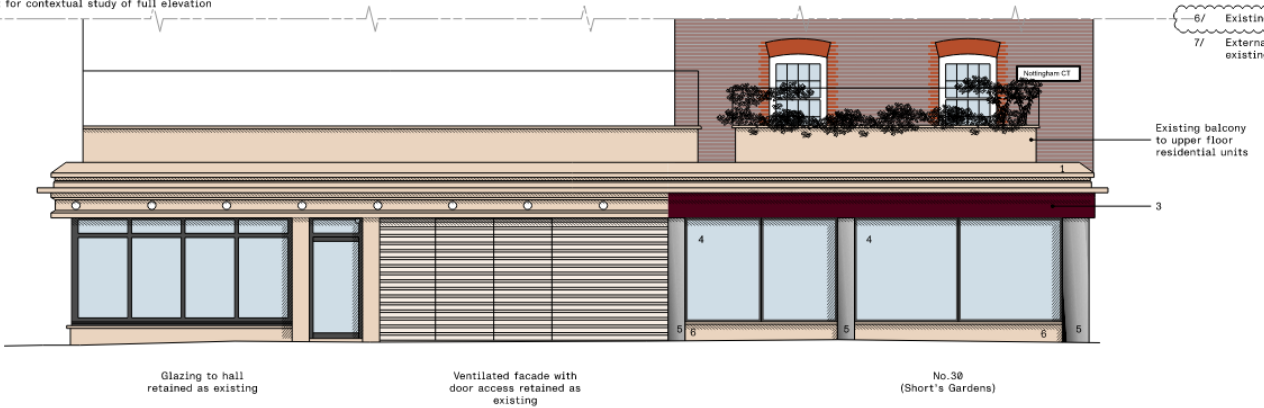


Photo 5 (above): Proposed northeast elevation

Rest of elevation hidden. See Design & Access Statement for contextual study of full elevation



Photo 6 (above): Existing northwest elevation



Photo 7 (above): Proposed northwest elevation

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>29/03/2024</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>31/03/2024</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Lauren Ford			2024/0424/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Nottingham House Neal Street London WC2H 9AB			See Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
External alterations to shop fronts and associated works.				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>			
Informatives:				
<b>Consultations</b>				
Summary of consultation:	<p>Site notices were displayed near to the site on the 28/02/2024 (consultation end date 23/03/2024).</p> <p>The development was also advertised in the local press on the 07/03/2024 (consultation end date 31/03/2024).</p>			
Adjoining Occupiers:	No. of responses	<b>01</b>	No. of objections	<b>01</b>
Summary of consultation responses:	<p>One letter of objection was received from a neighbouring resident. Their objection can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Would result in a bland, featureless and characterless wall of plate glass which is out of place in the conservation area.</li> </ul> <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> <li>• <i>Please refer to section 3 (design and heritage) of the report.</i></li> </ul>			
The Seven Dials Trust	<p>The Seven Dials Trust have objected to the application. Their objection can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Stall risers: Redevelopment should include solid stall risers</li> <li>• Windows: Shopfront windows should retain the same pattern of vertical glazing bars as currently exists.</li> <li>• Materials: Any framing of the glazing of the windows and doors, covering to stone lintels or cladding to stonework columns should be of a suitable material for Nottingham House, preferably timber.</li> <li>• Any lighting at the sides of the entrances or under the stonework cornicing should be subject to a condition on maximum illumination levels to ensure that the lighting is not excessively bright.</li> </ul> <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> <li>• <i>The proposed drawings have been amended following receipt of this objection to include stallrisers.</i></li> <li>• <i>Please refer to section 3 (design and heritage) of the report.</i></li> <li>• <i>Please refer to section 4 (Neighbouring Amenity) of the report.</i></li> </ul>			
Seven Dials CAAC	The Seven Dials CAAC were consulted on the proposal. No comments were received.			

## Site Description

The application site comprises a five storied building located on the corner of Neal Street and Short's Garden, with retail at ground floor and residential above. The site is located within the Seven Dials (Covent Garden) Conservation Area and is identified as a positive contributor. The conservation area statement notes that the site comprises a neo-Georgian block of flats designed in 1925, that were converted in 1997/8 into a mixed-use development. The site is also within the Central London Local Area – Covent Garden.

The row of buildings on the opposite side of Neal Street to the application site (between Short's Gardens and Earlham Street) are all Grade II listed.

## Relevant History

### Application Site

None

### Surrounding Area:

**2014/0355/P (30-32 Neal Street): Retention of new shopfront. **Granted, 12/03/2014.****

**2019/1712/P (41-45 Neal Street): Installation of new shopfront (including minor increase of ground floor retail floorspace) and installation of replacement crittall-style windows on upper floors to front elevation of mixed-use retail/office building (use A1/B1a). **Granted, 21/05/2019.****

**2016/0297/P (48 Neal Street): Replacement of existing stall riser to Neal Street shopfront elevation and creation of a new shopfront and removal of existing ground floor windows on Shorts Gardens elevation to retail unit (Class A1). **Granted, 26/04/2016.****

**2015/3115/P (29 Neal Street): Replacement of existing shopfront with new timber shopfront. **Granted, 03/08/2015.****

## Relevant policies

**The National Planning Policy Framework (2023)**

**The London Plan (2021)**

**Camden Local Plan (2017)**

D1 Design

D2 Heritage

D3 Shopfronts

A1 Managing the impact of development

**Camden Planning Guidance (CPG)**

CPG Design (2019)

CPG Amenity (2018)

**Seven Dials (Covent Garden) Conservation Area Statement**

**Draft Camden Local Plan**

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1. Proposal

1.1. The application seeks permission for changes to the existing shopfront, including:

- Changes to glazing pattern of existing windows and doors;
- Changes to materials of existing windows and doors, with aluminium framed glazing proposed;
- Changes to the location and size of signage boards;
- External threshold ramp in paving to match existing; and
- Lighting.

1.2. The application originally proposed the removal of existing stallrisers. The proposed drawings were amended following officer feedback to retain the existing stallrisers.

### 2. Considerations

2.1. Key planning issues to be considered are as follows:

- Design & Heritage
- Neighbouring Amenity

### 3. Design & Heritage

3.1. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas. Local Plan policy D3 seeks a high standard of design in new shopfronts and will consider the design of the shopfront, its relationship to upper floors and surrounding properties, and the characteristics of shopfronts in the area.

3.2. The objections raise concerns surrounding the proposed design and materials. The proposal includes relatively minor changes to the shopfront of the existing building, and proposed materials include the replacement of timber windows and doors with aluminium. The subject building is a more recent addition, and it is considered that the existing windows and doors have limited heritage value. The proposed materials are considered appropriate for a building of this age and style. The proposed glazing pattern is also considered acceptable.

3.3. All other works such as the changes to the size and location of signage boards are minor, and would not result in any unacceptable design or heritage related impacts.

3.4. Overall, the proposed design and materials are considered sympathetic to the host building and conservation area, and the proposal is considered acceptable in design and heritage terms.

3.5. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.6. Overall, the proposal preserves the character or appearance of the host building, street scene and the Seven Dials Conservation Area and is thus in accordance with policies D1 and D2 of the Camden Local Plan 2017.

### 4. Neighbouring Amenity

4.1. Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected



by only granting permission for development that would not harm their amenity. This includes factors such as loss of outlook, loss of light and privacy.

4.2. Given the scope, nature and location of the proposed development, it is not considered that it would result in any unacceptable amenity related effect.

4.3. It is noted that an objection stated that lighting should be subject to a condition on maximum illumination levels to ensure that the lighting is not excessively bright. This is not considered necessary given the scale and location of proposed lighting, which comprises overhang above, and when considered in the context of existing levels of light pollution within a central London area such as this.

4.4. Overall, it is not considered that there would be any harm to residential amenity in terms of daylight, sunlight, privacy, loss of light, sense of enclosure or outlook. The scheme is thus considered to be in accordance with Local Plan policy A1.

## **5. Recommendation**

5.1. Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12<sup>th</sup> August 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2024/0424/P  
Contact: Lauren Ford  
Tel: 020 7974 3040  
Email: [Lauren.Ford@camden.gov.uk](mailto:Lauren.Ford@camden.gov.uk)  
Date: 6 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Avison Young  
65 Gresham Street  
London  
EC2V 7NQ  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**Nottingham House**  
**Neal Street**  
**London**  
**WC2H 9AB**

# DECISION

Proposal:

Alterations to shopfront including changes to glazing pattern and materials of existing windows and doors, changes to the location and size of signage boards, and external threshold ramp and paving.

Drawing Nos: 129\_001 Rev P1; 129\_010 Rev P1; 129\_030 Rev P2; 129\_031 Rev P2; 129\_032 Re P2; 120\_100 Rev P1; Cover Letter 31 January 2024; Design and Access Statement; Planning Statement, January 2024.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 129\_001 Rev P1; 129\_010 Rev P1; 129\_030 Rev P2; 129\_031 Rev P2; 129\_032 Re P2; 120\_100 Rev P1; Cover Letter 31 January 2024; Design and Access Statement; Planning Statement, January 2024.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**