

RW/CE/P5143
6th June 2013

Development Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Planning Portal Ref: PP- 026697721

Dear Sirs,

Cucumber Alley, Thomas Neal's Centre, 35 Earlham Street, WC2H 9LD
Listed Building application for the removal of modern partitions within Cucumber Alley and
reinstate the wall between unit 21 and 35 Neal Street.

On behalf of our client, Shaftesbury Covent Garden Limited, we write in support of a listed building application to remove of the modern partitions within Cucumber Alley and reinstate the wall between unit 21 and 35 Neal Street.

Site Location & History

Thomas Neal Centre is a shopping centre located within a triangular block bounded by Earlham Street, Shorts Gardens and Neal Street. It primarily comprises retail (Class A1) shops with a restaurant in the basement and residential on the upper floors. Thomas Neal Centre is Grade II listed and is located within the Seven Dial Conservation Area.

Cucumber Alley is a passageway through Thomas Neal Centre which links Shorts Gardens and Earlham Street. During the redevelopment of the centre in the 1980's to create retail use, modern partitions were installed within Cucumber Alley to create a number of small retail kiosks. Over the years, the partitions have been amended with some being removed and others linked together to create larger units. The design of Cucumber Alley has also been upgraded over the years with the improvement to the lighting. The most recent design of Cucumber Alley was approved in 2001 with the aim to improve the lighting and removing clutter to create a more open and attractive alley.

The Proposal

Our client is continually reviewing the operations within Thomas Neal's Centre to ensure the vitality and success in the future. In March 2013, our client renewed the planning and listed building consent for the remodelling of the whole Thomas Neal's Centre. The remodelling scheme comprises: *'Internal and external works in association with use of shopping mall including Class A1 shop units and former ancillary circulation space at basement and ground floor (including 80sqm of additional floorspace created by part infilling to atrium at ground floor) for Class A1 (retail) use, dual*

Architecture Planning Interiors

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use of existing Class A3 kiosk for either Class A3 (café) use or Class A1 (retail) use, change of use of 18sqm of Class A1 (retail) floorspace to Class D1 (theatre use) and erection of solar panels to the inward facing roof slope adjacent to Shorts Gardens' (Council Ref 2013/0599/P and 2013/0600/L).

As well as enhancing the retail offer within Thomas Neal's Centre, the owner is also seeking to invest in the future success of the retail offer available within Cucumber Alley. Our client has received interest from a retailer who is looking to occupy the ground floor of the Centre.

In order to create an improved and more efficient retail space, the scheme requires the removal of the non original partitions within Cucumber Alley to create one large retail space. The open space will create more of a destination retail unit rather than having smaller units which rely on passing trade through Cucumber Alley. The removal of the partitions will also enlarge the opening between Thomas Neal Centre and Cucumber Alley and put back a plan form more in keeping with the open plan nature of the original building and use.

It is also proposed to block up the non-original opening between unit 21 and 35 Neal Street. We can confirm that blocking up the wall was recently approved under a separate listed building application on 8th March 2013 (2012/6531/L) and we therefore consider fully acceptable. The opening will be carefully blocked up and will revert number 35 Neal Street back, again to its original plan form.

We can confirm that no external alterations are proposed. The entrance into Cucumber Alley from both Shorts Gardens and Earham Street will remain as existing. The alterations are internal and only relate to the modern additions to the building.

The proposed alterations will revert the layout of Cucumber Alley back to its original plan form. The alteration will create a more useable space for future tenants and provides greater flexibility when leasing the space. We consider the proposed alterations will ensure the long-term vitality of Cucumber Alley and the Thomas Neal's Centre.

We trust the Council has sufficient information to validate and determine this application, though should you wish to discuss this matter further please do not hesitate to contact the undersigned.

Yours faithfully



Rebecca White
Rolfe Judd Planning Limited