

Delegated Report		Analysis sheet		Expiry Date:	15/02/2013	
		N/A / attached		Consultation Expiry Date:	31/01/2013	
Officer Angela Ryan			Application Number(s) 2012/6830/P			
Application Address 2 Neal's Yard London WC2H 9DP			Drawing Numbers Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
						
Proposal(s)						
Renewal of planning permission granted 18/10/2010 (Ref: 2010/4537/P) for: The installation of a new shopfront						
Recommendation(s):		Grant planning permission				
Application Type:		Renewal of Full Planning Permission				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	0	No. of objections	0
			No. electronic	0		
Summary of consultation responses:		A site notice was displayed between 03/01/2013, expiring on 24/01/2013 and a public notice published in the local press on 10/01/2012, expiring on 31/01/2012. No representations have been received as a result of the consultation process.				
CAAC/Local groups* comments: *Please Specify		<p>Covent Garden CAAC: Confirmed that they did not wish to comment on the application</p> <p>Covent Garden Community Association: Confirmed that they raise no objections.</p>				

Site Description

The site comprises a four storey terraced building located on the eastern side of the Neal's Yard Courtyard.

The building is not listed but is located within the Seven Dials (Covent Garden) conservation area and is not identified as being a positive contributor or shopfront of merit.

Relevant History

2 Neal's Yard

- 35981 - The continued use of the ground floor as two retail units, the first floor as a community room, the second floor as medical consulting rooms and the third floor as a self-contained residential flat. **Granted 24/03/1983**
- 8401150 - Change of use from retail to shop for the sale of hot food. **Granted 03/10/1984.**
- 8501598 - The installation of a new window at third floor level. **Granted 06/11/1985**
- 8401969 - The change of use of first floor from community rooms to light industrial. **Granted 05/03/1985**
- 2005/2284 - Minor alterations to front entrance area including erection of glass canopy over entrance door and new step in connection with therapy rooms on upper floors (Class D1). **Granted 13/01/2006.**
- 2010/4537- Installation of replacement shopfront at ground floor level. **Granted 18/10/2010**

1 Neal's Yard

- PSX0104332- The replacement of the existing shopfront with folding/sliding timber glazed doors and the replacement of the steel support brace on the side of the premises. **Granted 23/08/2001**

3 Neal's Yard

- 2003/1549/P Installation of folding/sliding timber glazed doors to retail unit at ground floor level. **Granted 11/08/2003**

8 - 10 Neal's yard

2004/2350/P - Installation of new shopfront, enlargement of existing window to flank elevation and replacement of 2x doors. **Granted 27/07/2004**

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth)

CS14 (Promoting high quality places and conserving our heritage)

Development policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP30 (Shopfronts)

Camden Planning Guidance 2011:
CPG1: Design- chapters 1, 2, 4 and 7
CPG6: Amenity- chapter 7
Seven Dials Conservation Area Statement 1998
London Plan 2011
National Planning Policy Framework 2012

Assessment

Proposal:

The applicant seeks to renew a permission previously granted in October 2012 (Ref: 2010/4537/P) for the installation of a new shopfront. The proposed replacement shop front incorporates five timber framed doors, four of which would be folding/sliding which when opened would result in a completely open shopfront. The proposal also includes new bi-fold timber shutters, the lowering of the existing fascia and reinstatement of the original high level facing beam across the front of the building to match the neighbouring shopfront at No. 1 Neal's Yard.

Camden's LDF was adopted in 2010 replacing the Replacement Unitary Development Plan adopted in June 2006. Although current policies have now been changed in content and wording, they are not considered to be significantly different from the Replacement UDP policies in terms of design and shopfronts.

Current Camden Planning Guidance was adopted in 2011, and is similar in its guidance on design/shopfronts and amenity to its previous incarnations.

This application for renewal is identical to the previously approved scheme granted planning permission on 18/10/2012 (Ref: 2010/4537/P), which was assessed against the policies in the adopted UDP (2006) and also the interim LDF policies prior to their adoption.

The main issue is whether the scheme now accords with current LDF policies on:

- Design- impact on the character and appearance of the host building
- Impact on amenity

Design

Camden's planning guidance is generally unsupportive of fully opening shop fronts, and in particular folding sliding doors as proposed (CPG1:chapter 7), however it is still considered that given that Neal's Yard is not a traditional shopping parade that the guidance must be interpreted in this context. The courtyard of Neal's Yard functions as a type of café garden area, secluded from the main pedestrian thoroughfares of Neal Street and Monmouth Street. This area has its own unique character which includes public seating, outdoor restaurant seating and opening shop fronts. These elements contribute to an inclusive streetscape character which blurs the line between the public and private realm. The proposed new shop front would replicate the open design of the neighbouring shop fronts at Nos.1, 3 and 8-10 Neals Yard and like these examples would be considered to enhance the unique and inclusive streetscape character of the courtyard.

The lowering of the existing fascia and the reinstatement of the original high level facing beam across the front of the building is still considered to be a considerable improvement on the current arrangement, being more respectful to the original features of the host building. The use of timber shutters, though normally resisted on traditional shopping frontages is considered appropriate in this context, as they are prevalent on shop fronts within Neal's yard and are considered to make a positive contribution to the unique character of the this section of Neal's Yard.

As no changes are proposed to the scheme that was previously approved the application is considered to acceptable in this context.

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