

RW/CE/P4847  
31<sup>st</sup> October 2012

Regeneration and Planning  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

**Planning Portal Ref: PP-02238781**

Dear Sir/Madam,

**8-10 Neal's Yard, London, WC2H 9DP**  
**Alterations to the first floor windows on the front elevation of the property.**

On behalf of our client Shaftesbury Covent Garden Ltd, we write in support of a planning application for minor alterations to the first floor window on the front elevation of 8-10 Neal's Yard. The requisite application fee of £170.00 has been submitted to the Council by post.

#### **Site Location and Use**

The property is located within Neal's Yard in the area of 'Seven Dials'. The property comprises restaurant use on the ground and first floors and office use on the upper floors. The property is not listed but is within Seven Dials Conservation Area. This application relates solely to alterations to the windows on the first floor of the property.

#### **The Proposal**

The first floor of the property is used as ancillary seating accommodation for the ground floor restaurant. The existing windows at first floor level have a high windowsill which restricts views into Neal's Yard when sitting in the restaurant. Our client would like to slightly alter the windows and lower the height of the windowsill to improve views down into Neal's Yard for the restaurant's customers when dining in the property.

The proposal is to replace the existing windows with larger windows which are lower to the first floor level. By lowering the window height and dropping the window sills this will improve the outlook and will also allow for better natural ventilation when opened. Customers are attracted to Neal's Yard for the vibrancy and appearance of the area. Customers often sit close to the windows on the first floor to look over Neal's Yard while eating in the restaurant. Our client therefore seeks to enhance the dining experience for customers.

It is proposed that the replacement windows will be extended in length but not width. The current windows are 1500mm in height this will increase 600mm, with the new windows measuring 2100mm.

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There will be four new windows which are openable outwards onto Neal's Yard, and timber balustrades will be used as a safety measure and to create Juliet balconies internally at each of the four windows. Due to the location of the property in the Seven Dials Conservation Area, the new windows will be sensitive to the area and compliment the existing façade and shop front. The proposed windows are to be double glazed with a timber framed casements. We can confirm that the awning will be retained in the existing position.

Most of the surrounding properties within Neal's Yard have large windows at first floor level so that customers can look down into the attractive Neal's Yard. We enclosed photographs of the surrounding properties to illustrate the style within Neal's Yard. We consider the proposed windows are fully in-keeping with the character and appearance of the properties in Neal's Yard.

### **Design and Access Statement**

Please refer to the Design and Access statement submitted with this application.

### **Planning Policy**

Camden's Core Strategy states that buildings should respect the local context and character of the area, also preserve and enhance features of the Conservation Areas (**CS14**). The windows which are being proposed are in keeping in terms of design and compliment the existing building through the use of high quality materials and therefore in line with Camden's Design Guidance (**CPG1**). Currently the first floor of the property does not reflect the character of Neal's Yard or the surrounding buildings as in recent years many properties have chosen windows similar to what is proposed. This is line with the increasing popularity and culture of Neal's Yard and the large amount restaurant/café which are on the ground and first floors.

In line with Camden's Core Strategy this proposal contributes to the street frontage by making the building visually interesting from street level and also the open windows will promote a more active frontage. The increasing height in windows allows Neal's Yard to be overlooked by the patrons of the restaurant and this will provide a sense of vitality and make Neal's Yard a safer and more inviting place (**CS17**).

This proposal has taken into consideration the improved amenity the increase in window size will have on the property. The new windows will improve and increase the sunlight into the first floor of the property but also when opened will allow for natural ventilation and improve the air quality in the restaurants (**CPG6**).

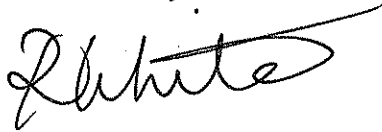
### **Summary**

We consider that the proposed alteration to the first floor windows is a minor alteration however will improve the quality of restaurant accommodation in the first floor. The alterations are sympathetic to the surrounding properties and Conservation Area, and reflect the current changes in Neal's Yard for similar properties to alter the windows to improve the first floor for patrons.

We trust the submitted information is sufficient to validate our clients application however should you have any questions, please do not hesitate to contact the undersigned.

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Yours faithfully

A handwritten signature in black ink, appearing to read 'R White', with a long horizontal stroke extending to the right.

Rebecca White  
Rolfe Judd Planning Limited