

CE/RW/P4884  
16<sup>th</sup> October 2012

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

**Planning Portal: PP-02174729**

Dear Sirs,

**16 Neal's Yard, London, WC2H 9DP**

**Renewal of the dual/alternative use of the first floor for either continued Class B1 (office) or Class A1 (retail) and the introduction of Class D1 (therapy rooms, beauty clinic use) use.**

On behalf of our client Shaftesbury Covent Garden Ltd, we write in support of an application for the renewal of the dual/alternative use of the first floor for either continued Class B1 (office) or Class A1 (retail) use and the introduction of Class D1 (therapy rooms, beauty clinic use) use. The requisite application fee of £335.00 has been submitted to the Council by post.

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

The property is located in Neal's Yard, within 'Seven Dials'. The property is not listed but is within Seven Dials Conservation Area. The premises currently comprise retail use on the ground and basement floors, with the first and second floors in office use. The first floor is currently linked to 21/23 Shorts Gardens via a single doorway. This application relates solely to the use on the first floor of 16 Neal's Yard and does not include 21/23 Shorts Gardens.

#### **History**

Planning permission was granted on 12<sup>th</sup> November 2002 for the '*Change of use of the first floor from office use (Class B1) to dual use for offices (Class B1) or retail (Class A1)*' (Ref: PSX0205125). The flexible dual use is due to expire on 12<sup>th</sup> November 2012 and this application seeks to extend the life of the permission and introduce an additional Class D1 use into the first floor.

#### **Proposal**

This application seeks to renew the alternative use of the first floor for office (Class B1), or retail (Class A1) use and introduce the additional option of Class D1 (therapy room/ beauty clinic) use as indicated on the submitted floor-plans.

A dual/ alternative use is sought to retain greater flexibility in the future use of this unit in accordance with Shaftesbury's preference to maintain maximum flexibility in the management and use of their

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properties. This flexibility of future tenants and occupiers means that the premises can be easily let and occupied in the future to avoid any vacancy periods.

The 2002 consent related specifically to the first floor of 16 Neal's Yard. Following the consent, the unit was linked to 21/23 Shorts Garden's via a door width opening. We can confirm that the renewal solely relates to the 16 Neal's Yard. Should the retail or therapy rooms/ beauty clinic use be implemented, the door opening will be fixed closed as per the submitted drawings.

### **Design and Access Statement**

Applications for a material change in the use of a building do not require a Design & Access Statement in accordance with provisions of the General Development Management Order (GDMO) 2010 as amended. We can confirm that access into the property will remain as existing from the entrance within Neal's Yard.

### **Planning Policy**

Policy CS7 of the Core Strategy aims to enhance Camden's centres by "protecting and promoting small and independent shops and resisting the loss of shops where this would cause harm to the character and function of a centre". The DPD aims to encourage the provision of small and independent shops as stipulated in Policy DP10. We consider the proposed use as retail on the first floor would be in-keeping with the character of the area and would a successful use in the property.

Policy CS8 also recognises the advantages of safeguarding and encouraging office provisions in the borough and therefore a continued office use on this site will be inline with this policy.

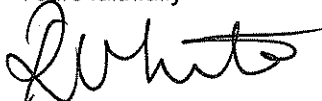
The proposed therapy room/ beauty clinic (Class D1) use is considered a fully acceptable use in this location. Neal's Yard is characterised by therapy rooms, health/ beauty centres and the well known Neal's Yard Remedies retail unit. We therefore consider the additional uses will contribute and compliment the wide range of services available within Neal's Yard in accordance with Policy DP15.

### **Summary**

The proposed alternative uses are considered to make efficient use of this space. Policy indicates that all uses will complement the local area and are in-keeping with the character and function of Neal's Yard and the surrounding Seven Dials. The dual office/retail/ therapy room/ beauty clinic scheme will give the property a degree of flexibility in the future by allowing the property to adapt to the changing needs of the tenants/occupiers and the area.

We trust that the enclosed information is sufficient for you to validate our client's planning application and we look forward to a swift and positive outcome. Should you require any further information or would like to arrange a site visit please do not hesitate to contact the undersigned.

Yours faithfully



Rebecca White  
Rolfe Judd Planning Limited