

RL/CE/P4833
18 July 2012

London Borough of Camden
Planning and Development Control
Camden Town Hall Extension
Argyle Street
London
WC1H 8ND

Planning Portal Ref: PP - 02081529

Dear Sirs

55 Neal Street, London, WC2H 9PJ
Listed Building application for the replacement of a ground floor entrance door.

On behalf of our client Shaftesbury Covent Garden Ltd, we write in support of a listed building application for the replacement of an existing entrance door at 55 Neal Street. There is no fee associated with listed building applications.

Site Location and Existing Use

55 Neal Street is located on the western side of Neal Street and backs onto properties fronting Neal's Yard. The property is Grade II Listed and comprises basement, ground and three upper floors. The basement and ground floor are currently in retail Class A1 use. The upper floors are currently being converted to residential use following planning consent 2009/4709/P. The property is located within Seven Dials (Covent Garden) Conservation Area.

This application relates solely to works to the ground floor entrance doorway which provides access to the upper floors.

The Proposal

The existing door serving the upper floors is in poor condition and not very secure for the future residents on the upper floors. Our client seeks to replace the existing door with a new sympathetic timber and frosted glass door in character of the existing property. The new door will provide a safe and secure means of entrance and help distinguish itself apart from the retail entrance.

Design and Heritage Statement

The proposal seeks to retain the existing brick arch above the door and concrete sill to the base of the door, while removing the existing timber and glass door and frame. The surrounding frame will be restored carefully and re-pointed making good for the proposed new entrance door.

DD 020 7556 1541
E rupertl@rolfe-judd.co.uk

Architecture Planning Interiors
Old Church Court, Claylands Road, The Oval, London SW8 1NZ
T 020 7556 1500
www.rolfe-judd.co.uk

The proposed timber framed door will have frosted glass panels, replicating the former door, providing greater safety and security to the residential occupiers. The door will be fitted with new metal ironmongery which is considered to be sympathetic to the style and period of the listed building and Seven Dials Conservation Area.

The door will be painted in a traditional and complimentary colour to the existing property and the conservation area. Access will remain as existing. Please refer to the existing and proposed drawings 104-GA-401-A for further design details.

Policy Consideration

The existing doorway is in poor condition, warped and is difficult to open and close with ease. The proposed new timber door will provide a safe and secure door to the upper floors. Frosted glass will also be an integral feature for safety and privacy, which we consider of great importance.

We consider the existing door does not form part of the original fabric of the building and therefore consider its removal will not cause any detrimental harm to the property, but enhance the properties overall character and design. The proposed new door will be fitted carefully to protect the fabric of the listed building.

We therefore consider the proposal to be in accordance with Core Strategy Policy CS14 – Promoting High Quality Places and Conserving Our Heritage and Development Management Policy DP25 – Conserving Camden's Heritage. The proposal has also taken consideration and guidance from Seven Dials (Covent Garden) Conservation Area Statement.

Summary

The proposal will have a positive and beneficial impact on the continued use and operation of the property, providing greater security to the upper floors.

We trust you have sufficient information to determine this application and we look forward to a swift and positive outcome. However should you have any further queries or wish to arrange a site visit please do not hesitate to contact the undersigned.

Yours faithfully



Rupert Litherland
Rolfe Judd Planning Limited