

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		18/10/2010	
		N/A / attached		Consultation Expiry Date:		23/09/2010	
Officer				Application Number(s)			
David Glasgow				2010/4537/P			
Application Address				Drawing Numbers			
2 Neal's Yard London WC2H 9DP				Refer Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of replacement shopfront at ground floor level							
Recommendation(s):		Grant Planning Permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		No responses received					
CAAC/Local groups* comments: *Please Specify		Covent Garden Community Association <u>Objection:</u> We wish to object to this application as the folding/sliding doors will, when open, create additional unnecessary noise and thereby residential amenity. Officer comment : See section 2 and 3 below					

Site Description

The site is a four storey terraced building located on the eastern side the Neal's Yard Courtyard. The site relates to the ground floor Delicatessen (Class A1). The building is not listed but is located within the Seven Dials (Covent Garden) conservation area.

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.

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

Replacement Unitary Development Plan 2006

B1- General design principles
B3- Alterations and extensions
B4- Shopfronts
B7- Conservation Areas
SD6- Amenity for occupiers and neighbours

Camden Panning Guidance 2006

Seven Dials Conservation Area Statement 2008

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving our heritage

Relevant Policies in Camden Development Policies

DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours
DP30 - Shopfronts

Assessment

1.0 Background

1.1 The existing shop front consists of a timber framed single door with a painted timber shutter and a small barred high level window. The proposed replacement shop front includes 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 and 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 shop front at No. 1 Neal's Yard.

2.0 Design

2.1 Camden's planning guidance is generally unsupportive of fully opening shop fronts, however Neal's Yard is not a traditional shopping parade and 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 neighbouring shop fronts at No.1, No. 3 and No. 8-10 Neals Yard and like these examples would be considered to enhance the unique and inclusive streetscape character of the courtyard.

2.2 The lowering of the existing fascia and the reinstatement of the original high level facing beam across the front of the building is considered 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.

3.0 Amenity

3.1 Neal's Yard provides for a mix of uses, with predominantly retail at ground floor level and commercial and residential on the upper floors of nearby buildings. The subject site and immediate neighbours have office use on upper floors however there is approval for dual use's including residential, on the upper floors of nearby No.s11-13, and 14 Neal's Yard and flats located on the upper floors of 25 Monmouth Street which overlook the subject site. These properties must be considered in terms of amenity impacts when assessing the proposed opening shop front.

3.2 Neal's Yard contains public outdoor seating in the centre of the yard and includes premises at No.1 and No 8-10 in current A3 use with outdoor seating and opening shop fronts facing onto the courtyard. In this context it is not considered that the provision of an opening shop front in A1 use will result in any harm to the amenities of neighbouring properties in terms of noise or nuisance over an above what currently exist.

4.0 Conclusion

4.1 The proposed opening shop front is not considered to impact upon the amenities of nearby residential properties and with its use of timber doors and shutters, the lowering of the fascia and the reinstatement of the original facing beam, is considered to respect the prevailing character

and not to harm the appearance of the host building, the Neal's Yard streetscene or the Seven Dials (Covent Garden) Conservation Area.

5.0 Recommendation

Grant Planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th October 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>