

4TH FLOOR

- 1 SEP 2006

add negative

PLANNING
ARCHITECTURE
INTERIORS

Old Church Court
Claylands Road
The Oval
London SW8 1NZ

Telephone: 020 7556 1500

Fax: 020 7556 1501

www.rolfe-judd.co.uk

TK/DM/P3114

31 August 2006

The Director
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

E-Mail: tinekek@rolfe-judd.co.uk

Direct Dial Telephone: 020 7556 1522

Dear Sir or Madam

55 Neal Street, London WC2 – Repositioning of internal staircase

Please find enclosed on behalf of our client, Shaftesbury Covent Garden Limited, an application for listed building consent to relocate the internal staircase from basement to ground floor of the above property. We enclose the requisite copies of the necessary plans and application forms.

The property is a Grade II listed building and consists of a retail unit at basement and ground floors with the three upper floors being in office use. A separate entrance to the upper floors is located on Neal Street. The building is located on the western side of Neal Street and backs on to properties fronting Neal's Yard. Neal Street is a pedestrianised street within the Seven Dials (Covent Garden) Conservation Area and consists of predominantly retail uses at street level with a mix of residential and office use above.

The building is a former warehouse that has been altered in the past, and as a result does not exhibit an original plan form. Planning permission was granted for the premises for office purposes in 1974 for a limited period until 31 December 1975. On 9 August 1976 the Council stated that planning permission was not required for the use of 55 Neal Street for photographic and art studios and ancillary offices, and permission was granted in 1988 for a change of use of the ground and basement floors from business purposes (Class B1) to retail (Class A1) purposes and alterations to the front façade at ground floor level.

The planning history for the site indicates the number of alterations that has been undertaken to the building, and in particular to the shop at basement and ground floor since permission was granted for retail use in 1988:

08.12.1988: Listed building consent granted for alterations to the interior; modification of glazing of patterns to ground floor doors and window and lowering of window cill at ground floor level (your reference 887046)

18.04.2002: Listed building consent granted for internal alterations involving the removal of existing basement to ground floor staircase and construction of a new staircase (your reference LSX0204166/R2).

London Borough of Camden
31 August 2006

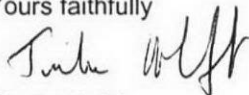
03.09.2002: Listed building consent granted for installation of new entrance and a new externally illuminated projecting sign (your reference LSX0204820)

The works to the staircase that were granted listed building consent in April 2002 involved the repositioning of the staircase from the very front of the shop to a position further back. As the unit is very small, the relocation of the staircase enabled the retailer a much better use of the valuable retail area to the front of the shop. This permission was implemented, however now that the current tenant is about to vacate the premises our client would like to further utilise the usable space at ground floor level. The proposal therefore seeks to relocate the staircase so that it is positioned beneath the existing stairs that provides access to the upper floors. This will allow for a much improved, open and attractive use of retail space at ground floor level, contributing to the vitality and vibrancy of the specialist retail character and function of the Seven Dials Area.

The shop has already been extensively modified, and as with much of the internal features of the building, the existing staircase is not original and therefore does not make a particular contribution to the special historic or architectural interest of the building. The proposed new staircase however is more likely to be in its original position, beneath the staircase to the upper floors. On this basis, we consider that the proposed works will result in an improvement to the retail space whilst also maintaining the special architectural or historic interest of the building, consistent with Policy B6 of the Replacement UDP.

We trust that the enclosed is satisfactory to enable you to determine this application, however please do not hesitate to contact us should you require any further information

Yours faithfully



Tineke Kolff
Rolfe Judd Planning
Encl.

cc.	Julia Wilkinson	-	Shaftesbury Covent Garden Limited
	Haakin Gittins	-	Fresson & Tee
	Paul Rought	-	EA Shaw