

RL/P5593
12th August 2014

London Borough of Camden
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sir/Madam

Town & Country Planning Act 1990 (as Amended)
2 Neal's Yard, London, WC2H 9DP
Full planning application for the installation of an extract duct.

Planning Portal Ref. PP-03577669

On behalf of the applicant, Shaftesbury Covent Garden Limited, we submit a full planning application for the installation of a new extract duct to the rear of 2 Neal's Yard. All necessary planning documents and forms have been submitted online via the Planning Portal. We enclose with this letter a cheque for the requisite planning fee of £385.00.

Site Description and Location

The site is a four storey terraced building located on the eastern side the Neal's Yard. The site relates to the ground floor takeaway unit (Class A5) which has been historically referred to as 2 Neal's Yard (East). We confirm that the adjacent unit, 2 Neal's Yard (West) is used as a retail unit (Class A1). The building is not listed however is located within the Seven Dials (Covent Garden) Conservation Area.

Neal's Yard comprises of a successful mix of uses, with predominantly retail and food activities at ground floor level and commercial and residential on the upper floors. The upper floors of 2 Neal's Yard are currently used as office accommodation and therapy rooms by Neal's Yard Remedies. The upper third floor contains a residential flat. To the rear of the premises is an enclosed court yard and first floor flat roof with office and residential accommodation fronting onto Shorts Gardens.

Relevant Planning History

Planning permission (ref. 35981) was granted on 24th March 1983 for 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.

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London Borough of Camden
12 August 2014

Planning permission (ref. 8401150) was granted at appeal on 27 November 1985 for a change of use from retail to shop for the sale of hot food. This application relates specifically to the application site, 2 Neal's Yard (East).

We note that the Council recently approved a similar proposal (ref. 2013/2254/P) nearby at 11-13 Neal's Yard on 5th August 2013 for retrospective permission for the installation of a new twin walled extraction duct on the rear elevation within the existing lightwell in connection with existing restaurant use (Class A3).

The Proposal

The existing premises has previously been operating without any mechanical extraction equipment; instead relying on natural ventilation provided from the large double entrance doors remaining open during business. While this has been sufficient and accommodated the needs of the previous tenants, Shaftesbury now seek to refurbish and modernise the unit making it attractive for prospective tenants. This therefore requires a full fit out with the installation of appropriate extract equipment which is considered necessary to meet the market demands of future tenants.

This application therefore seeks the installation of an extract duct to the ground floor unit; exiting out of the premises to the rear and terminating at roof level. The extract duct will measure approximately 450mm in diameter and be constructed from stainless steel.

Please refer to the submitted existing and proposed drawings numbered 21922-D01, 21922-D02, 21922-D03 and 21922-D04.

Design and Access Statement

Please refer to the submitted design and access statement which accompanies this application.

Acoustic Assessment

An acoustic assessment has been prepared by consultants Hann Tucker and is submitted as part of this application. The assessment has been completed to determine whether future proposed plant and extract duct noise emissions will be in accordance with the Camden's local criteria.

The assessment demonstrates that future proposed plant and extract will be capable of achieving Camden's specific acoustic requirements, as set out in Development Management Policy DP28: Noise and Vibration, and will not affect the nearest noise sensitive window and further would not result in harm to existing residential amenity nearby, in terms of undue noise nuisance and disturbance over and above what presently exists.

We confirm to the Council that incoming tenants will confirm the exact plant details and specifications as per the necessary requirements. A further acoustic survey can be completed upon installation and signed off by the Council as part of a planning condition scheduled to the permission.

Planning Policy and Consideration

The unit is small (measuring less than 30 sq.m approximately) and has historically operated with

London Borough of Camden
12 August 2014

natural ventilation only. To our knowledge, the premises has not received any complaints of bad odours or cooking smells, however as part of the units refurbishment and modernisation, the applicant, Shaftesbury, seek the installation of a new extract duct which fulfils the requirements of environmental health and building regulations, while meeting the modern expectations of prospective tenants.

The unit is located within the Central London Activity Zone (CAZ); in order for the unit to remain competitive and feasible for the future, significant modernisation (at the applicants cost) to the currently dated unit is needed, thus the proposal is necessary to ensure future tenant's needs are met. This we consider is in accordance with Camden's Core Strategy Policy CS8: Promoting a successful and inclusive Camden economy; and CS9: Achieving a successful central London.

Camden's Planning Guidance, CPG1-Design, notes that buildings service equipment should be incorporated into development; having a minimal impact on the environment and should not harm occupant or neighbour amenity. The proposed extract duct has been designed to exit the rear of the building within a discreet location which will not impact upon either nearby commercial or residential amenity. The submitted acoustic assessment notes that future plant and extract equipment can meet the necessary acoustic standards which will not impact upon neighbouring premises. The proposal therefore meets the objectives of Development Policy DP26: Managing the impact of development on occupiers and neighbours and Camden's Planning Guidance, CPG6- Amenity.

Further, the extract duct has been positioned towards the rear of the premises which is not visible from public thoroughfares of Neal's Yard, Monmouth Street or Shorts Gardens. Given that the duct is not readily visible from the wider public realm and is located on a minor rear façade, it is considered that no undue harm is caused to the character and appearance of the host building (2 Neal's Yard) or the wider conservation area and as such the proposal presents no design issues. We therefore confirm that the proposal is in accordance with Policy CS14: Promoting high quality places and conserving our heritage and Development Management Policies DP24: Securing high quality design and DP25: Conserving Camden's heritage.

We conclude that the proposal will not impact upon the character and appearance of the building or conservation area, nor the amenity of adjacent residents or commercial tenants. The proposal is in effort by the applicant to secure appropriate and proper extraction of the existing premises which will protect and benefit the wider users of Neal's Yard.

We trust the submitted information and documents is sufficient for the Council to validate our clients application and we look forward to a swift and positive outcome. However, should you have any further queries or would like to arrange a site visit, please do not hesitate to contact the undersigned.

Yours faithfully



Rupert Litherland
Rolfe Judd Planning Limited