

Delegated Report		Analysis sheet		Expiry Date:		30/07/2014	
		N/A		Consultation Expiry Date:		10/07/2014	
Officer				Application Number(s)			
Sam Watts				2014/3670/P			
Application Address				Drawing Numbers			
16 Neal's Yard London WC2H 9DP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of 2 x windows and 1 x doorway with 3 timber doors on front elevation at ground floor level.							
Recommendation(s):		Grant conditional planning permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	22	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		<p>Press Notice displayed from 19/06/2014 – 10/07/2014 Site Notice displayed from 13/06/2014 – 04/07/2014</p> <p>The neighbour at number 14 Neals Yard has objected on the ground of noise nuisance and that the new doors are gearing up the premises for a food outlet.</p> <p>Covent Garden Community Association have objected on the basis of the impact the application would have on residential amenity.</p> <p>No response received from Seven Dials CAAC.</p>					
CAAC/Local groups* comments: *Please Specify							

Site Description

The site is located to the rear of Neal Street, Shorts Garden and Monmouth Street in Neal's Yard a courtyard area with a combination of uses and a small public open space. The mid-terraced property comprises of three storeys with loft conversion. The proposal relates to the ground floor retail unit. The property is not listed but is located within the Covent Garden Conservation Area. The shopfront is connected to the neighbouring shopfront.

Seven Dials (Covent Garden) Conservation Area Statement does not specify the shopfront as one which contributes to the character of the area or of townscape merit.

Relevant History

8700983 - Installation of a new shopfront. – **Granted 29/07/1987**

2008/3795/P - Alterations to ground floor retail shopfront, including replacement of existing door, fanlight and panelled shopfront window with new single-pane glazed shopfront (Class A1). – **Granted 16/12/2008**

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and Vibration

Camden Planning Guidance

CPG1 Design (2013)

CPG 6 Amenity (2011)

NPPF (2012)

London Plan (2011)

Seven Dials Conservation Area Statement (1998)

Assessment

1.0 Proposal:

1.1 The proposal is for the replacement of the existing shop front windows with open-able-doorways. The doors would be of a traditional design with a timber frame and glazed panels.

2.0 Design:

2.1 Policy DP25 of the LDF states that character and appearance of the Conservation Area should be preserved and enhanced. The proposed doors and surrounding windows are in accordance with paragraph 7 of CPG1 which states “where timber is the traditional window material, replacements should also be in timber frames.” The proposed materials that will be used will also complement the colour and texture of the materials in the existing building, in accordance with paragraph 4.7 of CPG1.

2.2 Following from this, paragraph SD7 of the Seven Dials Conservation Area Statement states “In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features”. As the existing brick pillars would remain unaltered (with the exception of re-painting), the proposal is also seen to comply with guidance in the Conservation Area Statement.

2.3 Therefore, the proposed alterations to the building are considered to be appropriate to the character of the host building and the wider Seven Dials Conservation Area and as such are in compliance with DP24 and DP25.

3.0 Amenity:

3.1 The installation of the shopfront would not lead to any loss of light or any increased noise than what currently exists on site to any neighbouring residential properties. The proposal is therefore in compliance with both CPG6 and policy DP26.

3.2 Concerns have been raised by a resident and a community association that:

- The doors would lead to increased noise nuisance
- The doors are being changed to gear the premises up for a more market profile

Officers Response:

- The additional noise caused by the new doors is seen to be negligible and would not warrant a reason for refusal.
- This application is judged purely on the design and amenity impact of the doors alone, not what might happen to the premises in the future.

Recommendation: Grant planning permission.