

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		08/10/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		25/08/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freaney				2014/5262/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 Neal's Yard London WC2H 9DP				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of extract duct to the rear elevation.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	58	No. of responses	01	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice: 03/09/2014 – 24/09/2014 Press notice: 04/09/2014 – 25/09/2014  1 comment received from 2 Neals Yard – concerns that fumes will blow into rooflight at number 2 Neal's Yard at roof level. <i>Officer comment: the rooflights relate to treatment rooms from the herbal remedy centre below and not habitable residential rooms. Furthermore the councils environmental health team has not raised any concerns</i>					
<b>CAAC/Local groups* comments:</b> *Please Specify		Covent Garden Community Association – No objection provided the hours of use are restricted and should not be near any residential windows.					

## Site Description

The site comprises a four storey terraced building located on the south eastern side of the Neal's Yard Courtyard.

The building is not listed, but is located within the Seven Dials (Covent Garden Conservation Area)

## Relevant History

2012/6830/P - Renewal of planning permission granted 18/10/2010 (Ref: 2010/4537/P) for: The installation of a new shopfront. *Granted 08/02/2013*

2010/4537/P - Installation of replacement shopfront at ground floor level. *Granted 18/10/2010*

2005/2284/P - Minor alterations to front entrance area including erection of glass canopy over entrance door and new step all in connection with therapy rooms on upper floors (Class D1). *Granted 13/01/2006*

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

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

### CPG 2013

London Plan

NPPF

## **Assessment**

### **Proposal:**

Permission is sought for the installation of an extract duct from the ground floor roof of café to the main roof at 3<sup>rd</sup> floor level within a rear courtyard.

### **Assessment:**

The proposal is considered to be acceptable in design terms, it is set within a rear courtyard and would not be visible from the public realm. Although it would be visible from residential windows it is not considered that its introduction into the courtyard would be harmful. The courtyard is not used for amenity and an extract duct would not be an unusual or unexpected feature in this type of setting. Furthermore none of the windows overlooking the courtyard are primary windows for the dwellings.

With regard to noise and fumes the council's environmental health team have not raised any concerns, however given the close proximity of residential windows they have requested that a condition requiring the noise to be below an appropriate threshold is required.

### **Recommendation: Grant Planning Permission**